

Initial Study/Notice of Preparation,  
NOP Scoping Comments,  
Cumulative Projects

---

# APPENDIX A

NOP

---

# APPENDIX A



# CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

## 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 40101 Street Map, Datacourtesy Imagery 2020.

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

North Canyon Ranch and Required Island Annexations Location Map

NOC

---

# APPENDIX A

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title: North Canyon Ranch (NCR) and Required Island Annexations (RIA) Project**

Lead Agency: City of Simi Valley Contact Person: Claudia Pedroso, Principal Planner  
 Mailing Address: 2929 Tapo Canyon Road Phone: (805) 583-6875  
 City: Simi Valley Zip: 93063 County: Ventura

**Project Location:** County: Ventura City/Nearest Community: Simi Valley  
 Cross Streets: NCR: First Street and Erringer Road / RIA: various unincorporated locations surrounded/adj to City Zip Code: 93063  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 17 ' 17.8" N / 118 ° 46 ' 17.8" W Total Acres: NCR: 161/RAI: 326  
 Assessor's Parcel No.: NCR: 615-0-500-075 / RAI: Various (see NOP) Section: 4 Twp.: T02N Range: R18W Base: San B'do  
 Within 2 Miles: State Hwy #: 118 Waterways: Arroyo Simi, onsite drainage(s)  
 Airports: None Railways: Yes Schools: 15 SCVUSD + Private

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 209 Acres 161  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: RIA: no devel prop'd, only City zoning & annexation; 326 ac.

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Annexation

**Present Land Use/Zoning/General Plan Designation:**

NCR is an undeveloped site with some existing disturbance. The RIA areas are developed urban areas.

**Project Description:** (please use a separate page if necessary)

NCR: Annexation and TTM for approx. 161-ac site to develop approx. 159 single-family homes and approx. 50 multi-family units, plus open space. Would construct the planned extension of Falcon Street through the project site to connect to the current northerly terminus of First Street. RIA: County island areas total approx. 326 ac and include approx. 444 parcels. Only annexation & City zoning comparable to existing County zoning proposed for these areas. Figure1 Attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input checked="" type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy           |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>California LAFCO</u>           |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date 08/12/22 Ending Date 09/12/2022

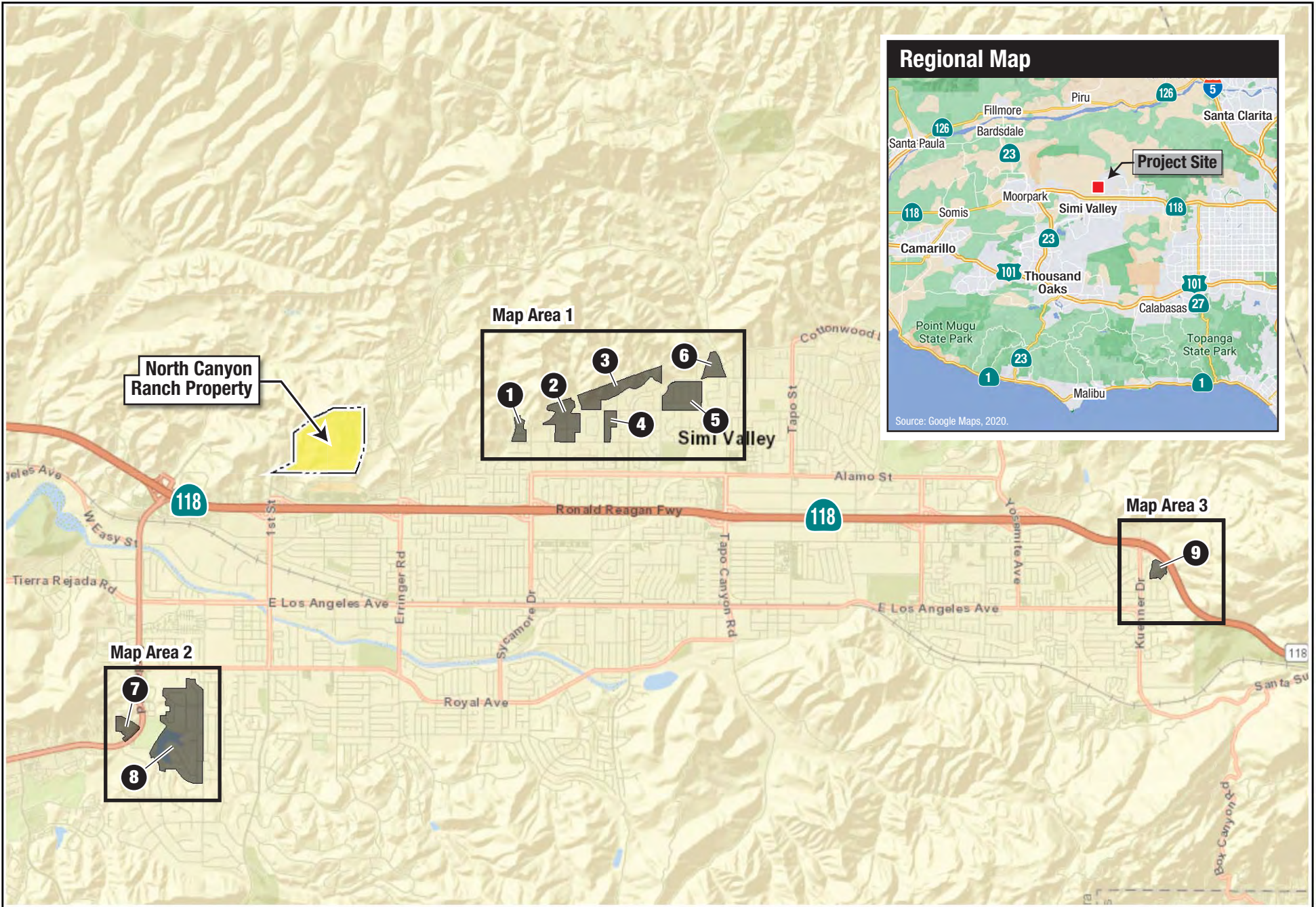
### Lead Agency (Complete if applicable):

Consulting Firm: Envicom Corporation  
Address: 4165 E. Thousand Oaks Blvd., Suite 290  
City/State/Zip: Westlake Village, CA 91362  
Contact: Laura Kaufman  
Phone: 818-879-4700

Applicant: NCR: City of Simi Valley / RIA: SVJV Partners, LLC  
Address: NCR: 2929 Tapo Cyn Rd / RIA: 3649 Ninth Street  
City/State/Zip: NCR: Simi Valley, CA 93063 / RIA: Riverside, CA 92501  
Phone: Claudia Pedrosa (805) 583-6875

Signature of Lead Agency Representative:  Date: 08/12/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Source: ESRI World Street Map Background Imagery, 2020.

# North Canyon Ranch and Required Island Annexations Location Map



Initial Study

---

# APPENDIX A

---

**CITY OF SIMI VALLEY**  
**INITIAL STUDY ASSESSMENT FOR THE**  
**NORTH CANYON RANCH & REQUIRED ISLAND ANNEXATIONS PROJECT**

---

**1.0 PROJECT INFORMATION**

1. **Project title:** North Canyon Ranch & Required Island Annexations Project
2. **Lead agency name and address:**  
 City of Simi Valley Planning Division  
 2929 Tapo Canyon Road  
 Simi Valley, CA 93063-2199
3. **Contact person and phone number:**  
 Claudia Pedroso, AIA, LEED AP, Principal Planner  
 CPedroso@SimiValley.org  
 (805) 583-6875
4. **Project location:** North Canyon Ranch: At the northwestern City of Simi Valley boundary, north of First Street and West of Erringer Road. Annexation Islands: Nine (9) locations, see Section 2.0, Project Description, Figure 2, North Canyon Ranch Tentative Tract Map, further below.
5. **Project sponsor's (applicant's) name and address:**  
*North Canyon Ranch:* SVJV Partners, LLC. Development, 3649 Ninth Street, Riverside, CA 92501;  
 Attn: Keith Christiansen, Christiansen & Company  
  
*Required Island Annexations:* City of Simi Valley (see #2 and 3 above)
6. **General plan land use designation(s):**  
*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.
7. **Zoning:**  
*North Canyon Ranch:* Ventura County has currently zoned the property as Open Space (OS), although the City has designated the property to include residential uses (see #6, above)  
  
*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 Animal Keeping on residential lots so designated, may require a CUP depending on animal type and use)(A). Remaining properties within

the Islands that have not been pre-zoned are proposed for similar re-zoning to match the underlying uses.

8. **Description of project:** The project is comprised of multiple properties to be annexed to the City of Simi Valley (City), including:
- North Canyon Ranch – Development and annexation of a residential project (project), proposed by SVJV Partners, LLC. Development, and
  - Required Island Annexations – Annexation of developed nine (9) County areas within or adjacent to City boundaries, referred as County Islands.

See Section 2.0, Project Description, for further information.

9. **Surrounding land uses and setting:**

North Canyon Ranch: Open space to the north/northwest; commercial and business park development to the south/southwest, and residential and public facilities (fire station) development to the east.

Required Island Annexations: various urban uses, including residential, commercial, golf course, parkland and open space

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

North Canyon Ranch: Ventura County Local Agency Formation Commission; potentially the California Department of Fish and Wildlife and US Army Corps of Engineers (waters/wetlands and California gnatcatcher). This list may be updated in the Environmental Impact Report (EIR).

Required Island Annexations: Ventura County Local Agency Formation Commission

## 2.0 PROJECT DESCRIPTION

### Summary

This Initial Study has been prepared pursuant to the California Environmental Quality Act (CEQA) to address the potential environmental impacts of multiple County properties to be annexed to the City of Simi Valley (City), including:

- 1) **North Canyon Ranch** – development and annexation of a residential project (project), proposed by SVJV Partners, LLC Development.
- 2) Required **Island Annexations** – annexation of developed County areas completely surrounded by City jurisdiction, referred as County Islands.

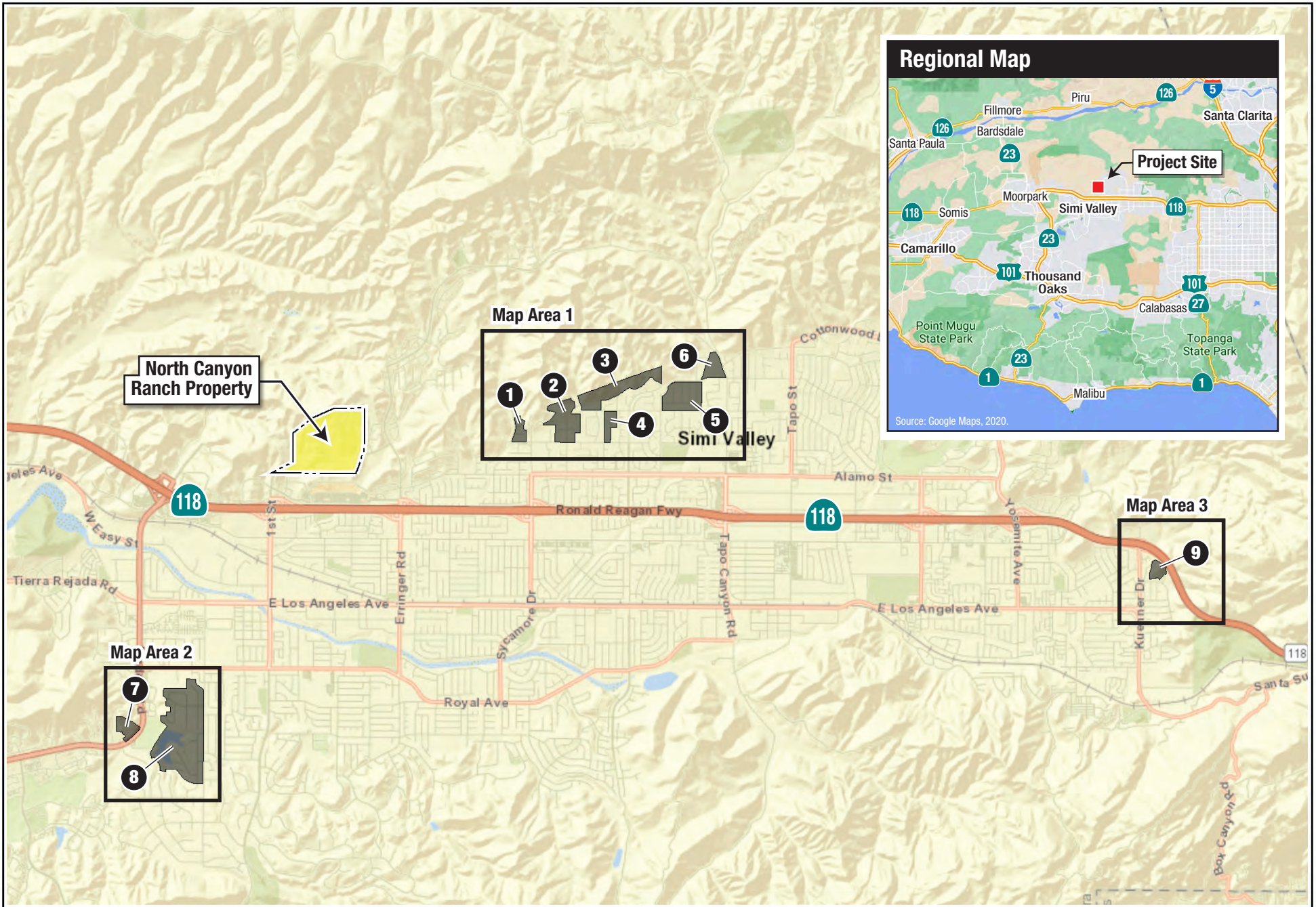
### Component Project Proposals

#### *North Canyon Ranch*

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, as shown in **Figure 1, North Canyon Ranch and Required Island Annexations Location Map**. The site would be served by the project’s extension of Falcon Street, from Erringer Road on the east to the northerly terminus of First Street on the west. The project TTM would subdivide the current site, which is currently one County Assessor’s Parcel No. (APN), 615-0-500-075. The North Canyon Ranch project site boundary encompasses an irregularly shaped land area measuring 160.32 acres (rounded to 161 acres hereafter), as shown in Figure 1 and **Figure 2, North Canyon Ranch Tentative Tract Map**. The site is located just north of the existing multi-family development known as the “Avalon,” which is located on the north side of Jefferson Way, just north of the Simi Valley Town Center mall. The project site is currently unincorporated Ventura County territory, which is proposed for annexation to the City of Simi Valley. The project would construct a residential development of 159 single family homes and 50 multi-family units, along with open space, roadways, landscaping and slope areas, as detailed in **Table 2-1, North Canyon Ranch Land Use Summary**. Project approval requires certification of the EIR, and approval of the project entitlement requests by the City, followed by Ventura County Local Agency Formation Commission (LAFCO) annexation approval.

**Table 2-1**  
**North Canyon Ranch Land Use Summary**

<b>Land Use</b>	<b>Dwelling Units (du) (Lots)</b>	<b>Acreage</b>
Single Family Residential	159 du, 159 lots	27.22
Multi-Family	50 du, 1 lot	5.39
Streets (including ingress/egress)	(11 lots)	17.34
Open Space <sup>b</sup>	(1 lot)	70.82
Pocket Parks	(2 lots)	0.43
Landscaping	(5 lots)	1.38
Drainage Basins	(2 lots)	13.93
Slopes	(2 lots)	32.81
<b>Total</b>	<b>210 du</b>	<b>160.32</b>
Source: Christiansen & Company, Tentative Tract Map 5658-A, North Canyon Ranch, January 2020.		



Source: ESRI World Street Map Background Imagery, 2020.



### Island Annexations

Nine unincorporated areas (Islands 1 – 9) 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, as detailed in **Table 2-2, Required Island Annexation Areas Land Use Summary** and shown in **Figure 3, Required Annexation Islands 1, 2, 3 and 4, Figure 4, Required Annexation Islands 5, 6 and 9, and Figure 5, Required Annexation Islands 7 and 8.**

**Table 2-2**  
**Required Island Annexation Areas Land Use Summary**

Island No.	Number of Parcels (APNs)	Number of Dwelling Units <sup>(a)</sup>	Number of Vacant Res. Parcels (i.e., potential new Dwelling Units)	Land Area	Land Area (gross acres – 2019 City data)	City General Plan Land Use Designation	City Zoning (Proposed Zoning and Pre-Zoning)
1	29	29	0	8.5	10.67	Very Low Density	RL / (A)
2	56	57 <sup>(b)</sup>	1	37.66	38.74	Very Low Density	RE / RVL / (A)
3	28	24 <sup>(c)</sup>	2	43.92	44.05	Very Low Density / Open Space	RE (A)
4	12	12	0	10.45	10.50	Very Low Density / Low Density	RL / (A)
5	128	125	0	32.14	39.78	Medium Density	RL
6	5	1	0	14.14	14.69	Low Density	RL / RMod
7	13	13	0	12.28	13.15	Low Density / Medium Density	RE
8	171	164	2	130.35	145.54	Very Low Density / Low Density	RL / RVL / RE / and OS for the Lake
9	2	0	0	9.04	8.94	Community Park	RE / -
<b>Total</b>	<b>444</b>	<b>425<sup>(d)</sup></b>	<b>5</b>	<b>298.47<sup>(e)</sup></b>	<b>326.06</b>		

Source: Parcel Data from Rincon for City of Simi Valley, June 2020. Pre-Zoning, City data 2019/2020.

Key to General Plan Residential Designations (allowable density or size): Residential Estate (0-1 du/ac); Very Low Density (0-2 du/ac); Low Density (2.1-3.5 du/ac); Medium Density (3.6-5.0 du/ac); Community Park (typically range in size from a minimum of 20 acres to 200 acres or more).

Key to Zoning Districts (min lot size): RE = Residential Estate (1 ac); RVL = Residential Very Low (20,000 square feet); RL = Residential Low (2.1-3.5 du/ac); RMod = Residential Moderate (5.1-10 du/ac); (A) = Animal Overlay Zone (allows Animal Keeping on residential lots so designated, may require a Conditional Use Permit (CUP) depending on animal type and use)

\*\* Indicates pre-zoning has occurred and re-zoning to similar zones as the existing County ones (as shown here) would be undertaken by the City

Notes: The APN column includes all Island Parcels with APNs. Not all APNs are residential lots. Some APNs encompass roadways, flood infrastructure, Sinaloa Lake, etc., and thus the next two columns do not sum to equal the APN column.

<sup>(a)</sup> Some lots may include accessory dwelling units (ADU) on one or more lots, which are not included in these totals.

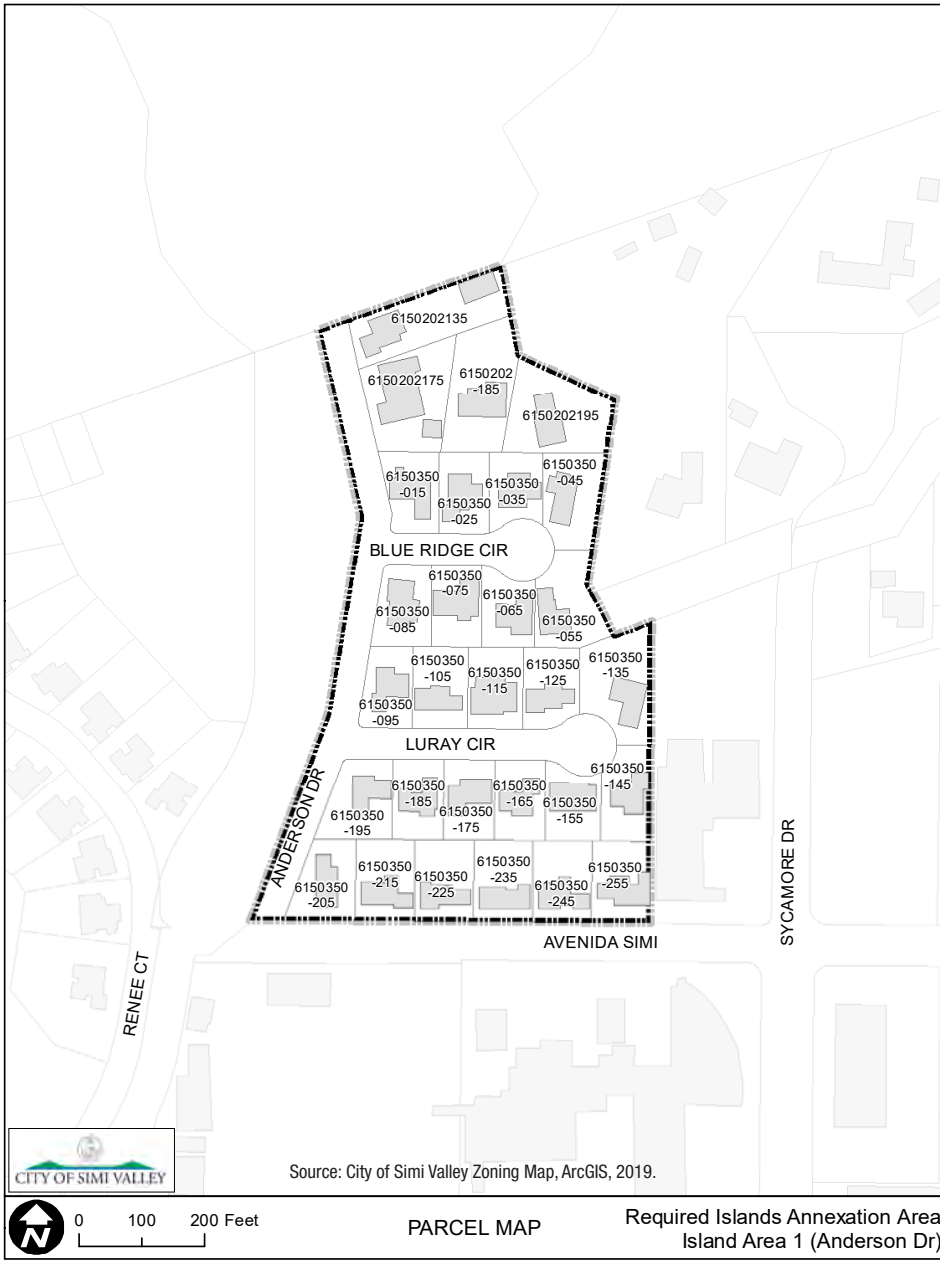
<sup>(b)</sup> Includes a parcel with one duplex and two detached single family homes.

<sup>(c)</sup> Includes a parcel with three detached single-family homes and a parcel with two detached single-family homes.

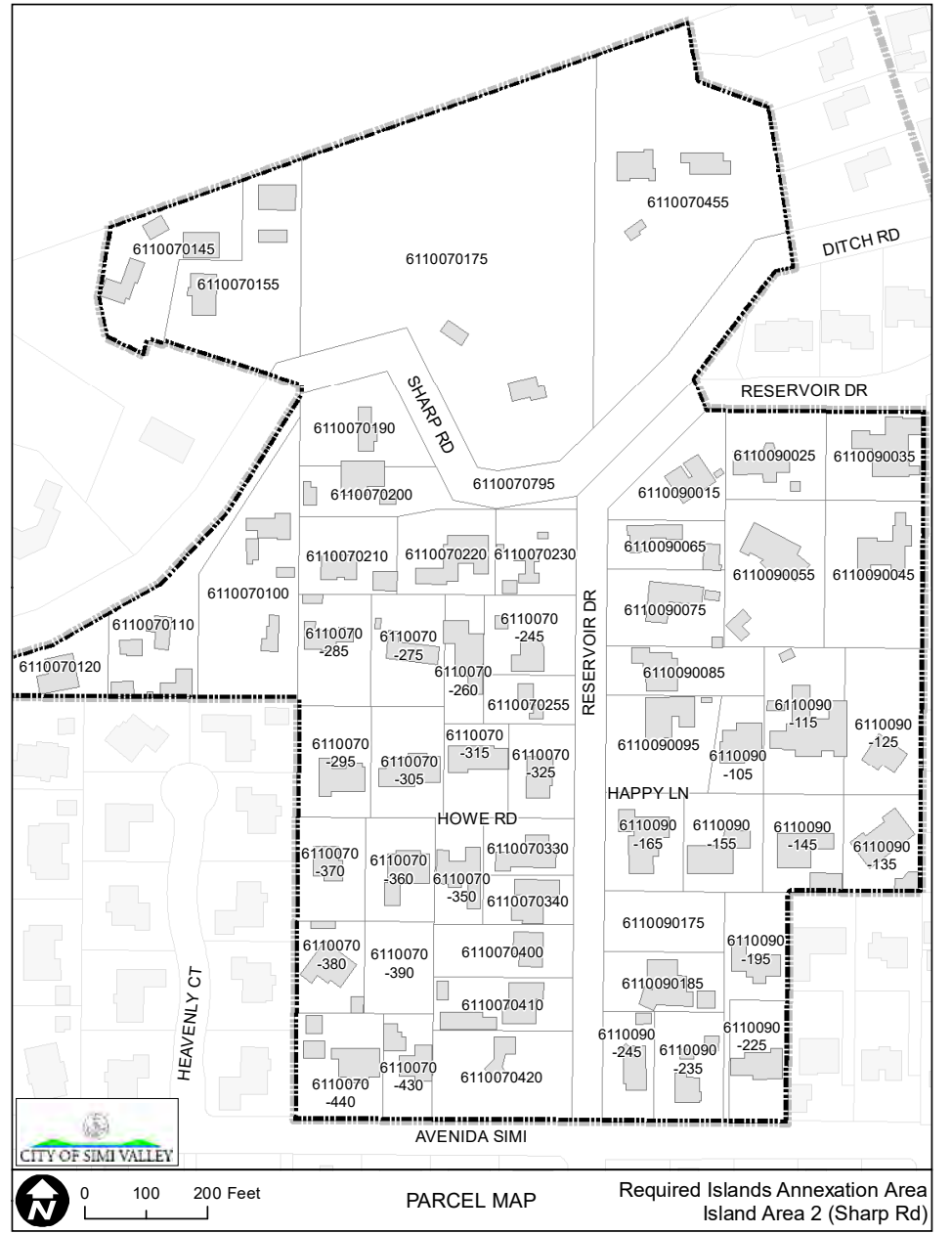
<sup>(d)</sup> Existing residential count was established using Assessor’s records, supplemented with Google Earth and select site visits.

<sup>(e)</sup> Total may not add exactly due to rounding.

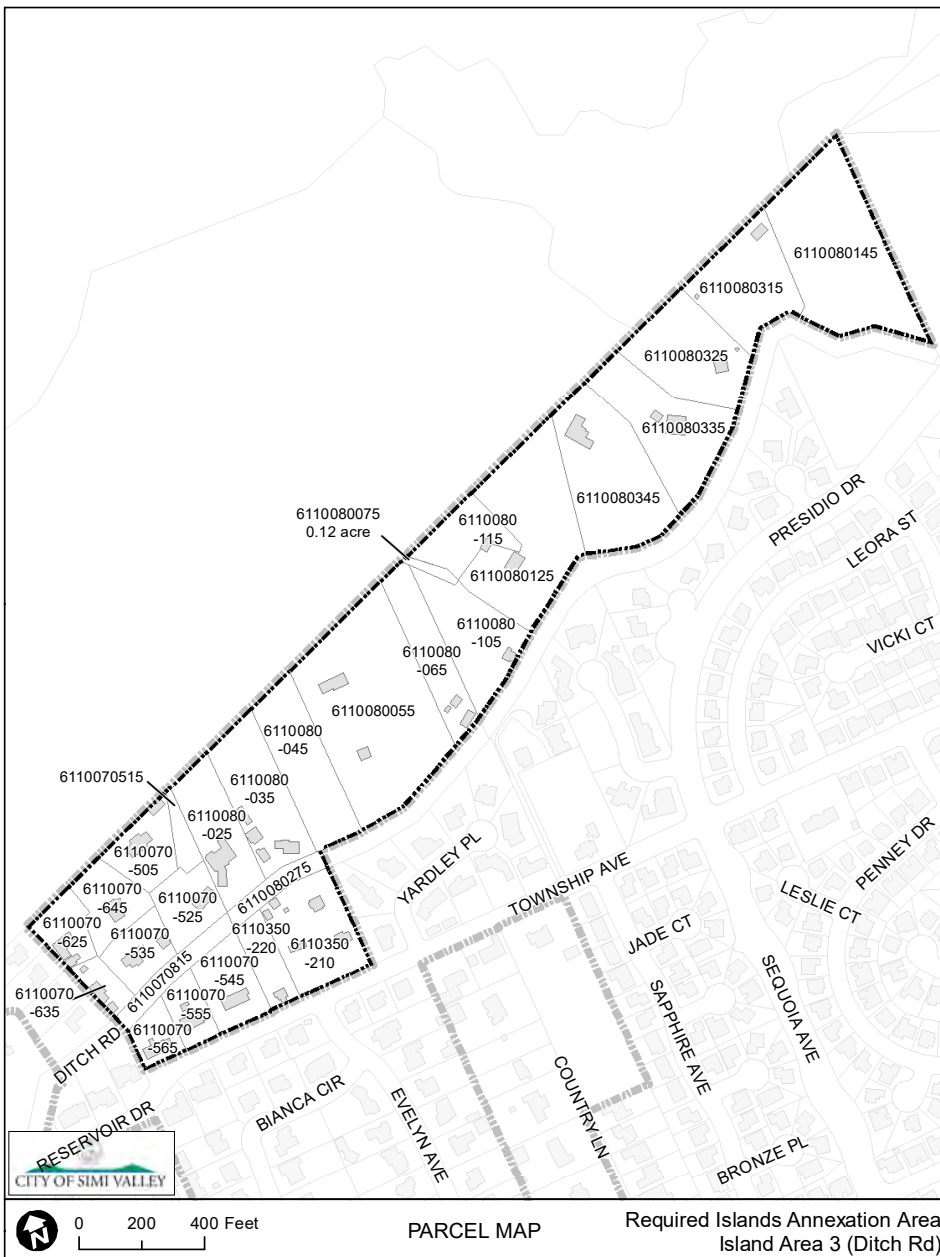
### Area 1



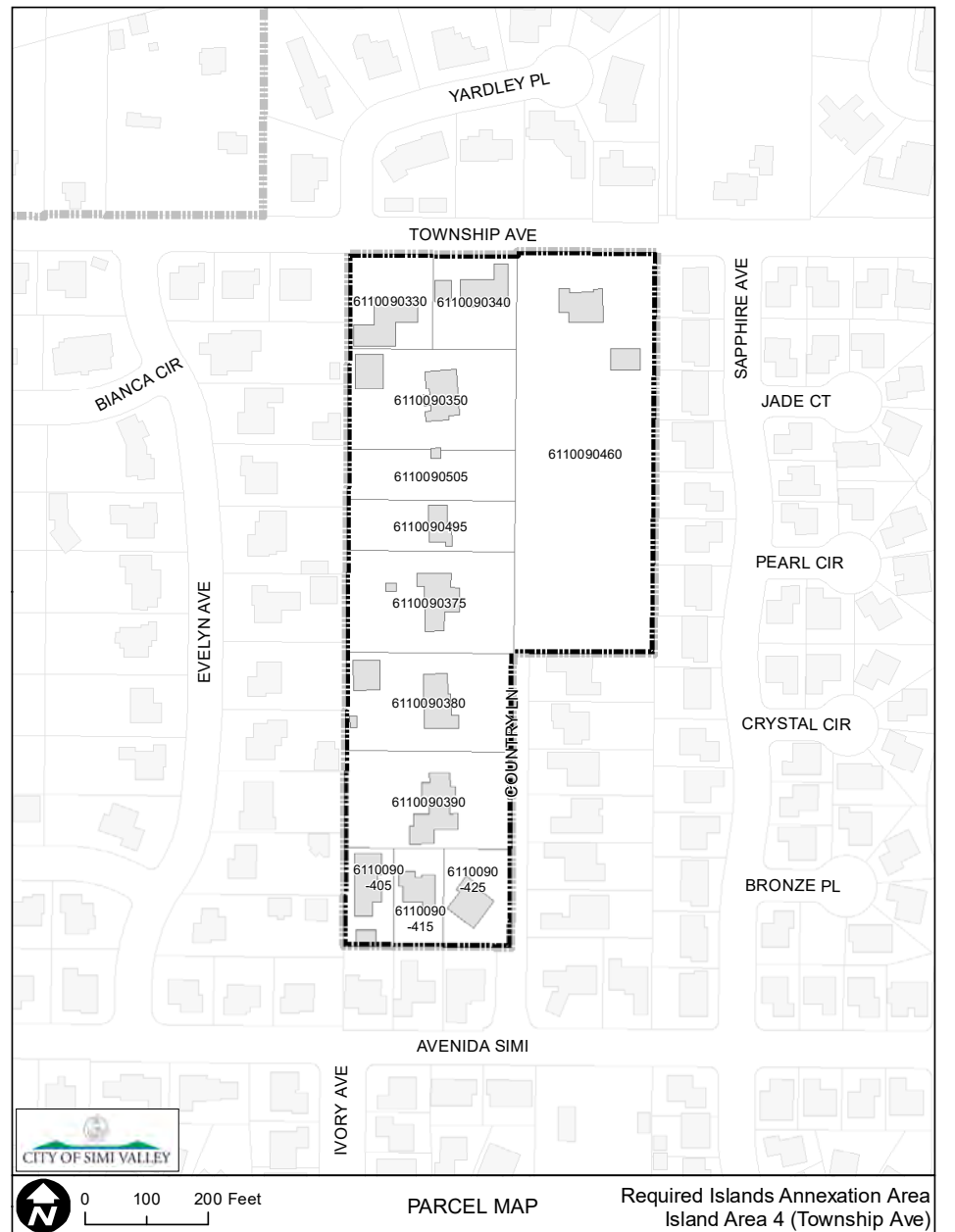
### Area 2



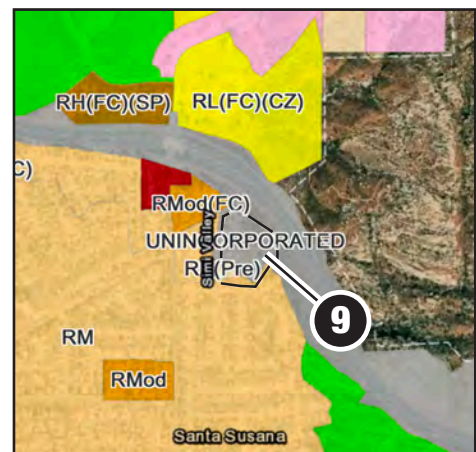
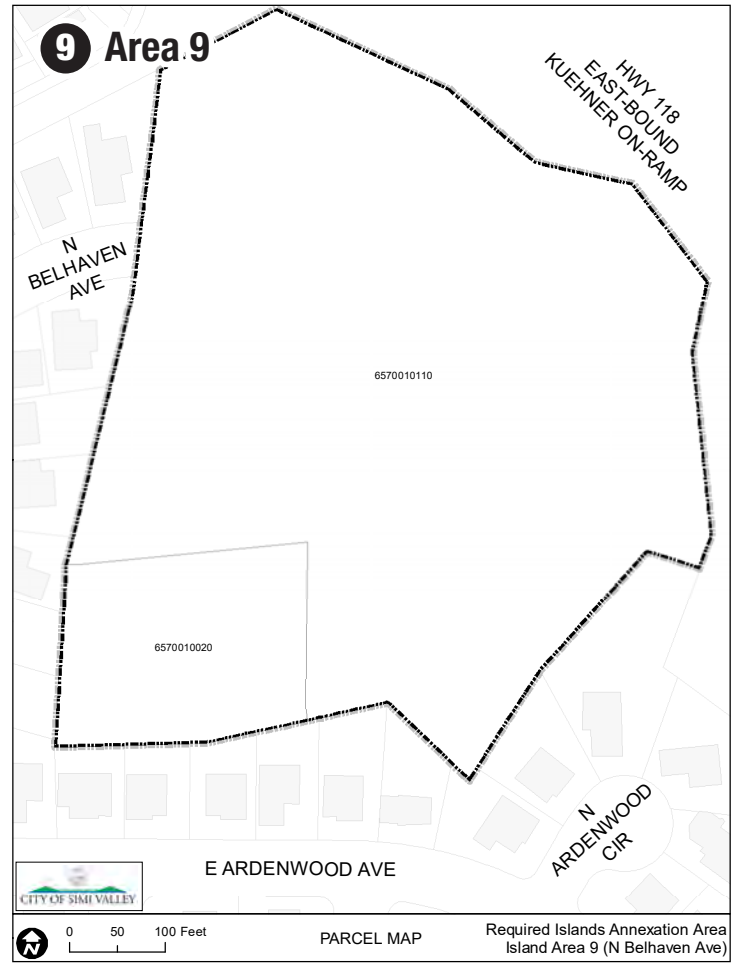
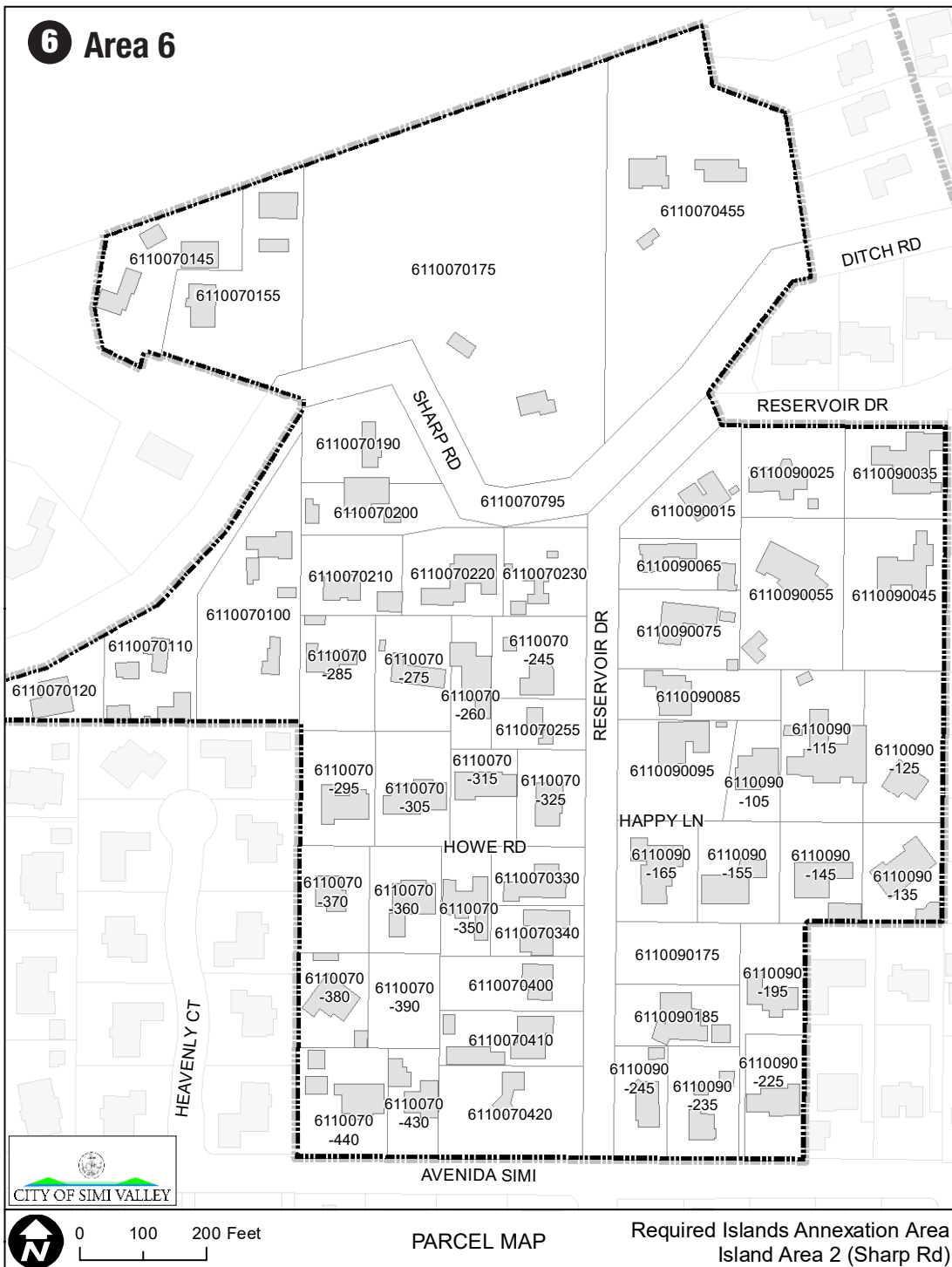
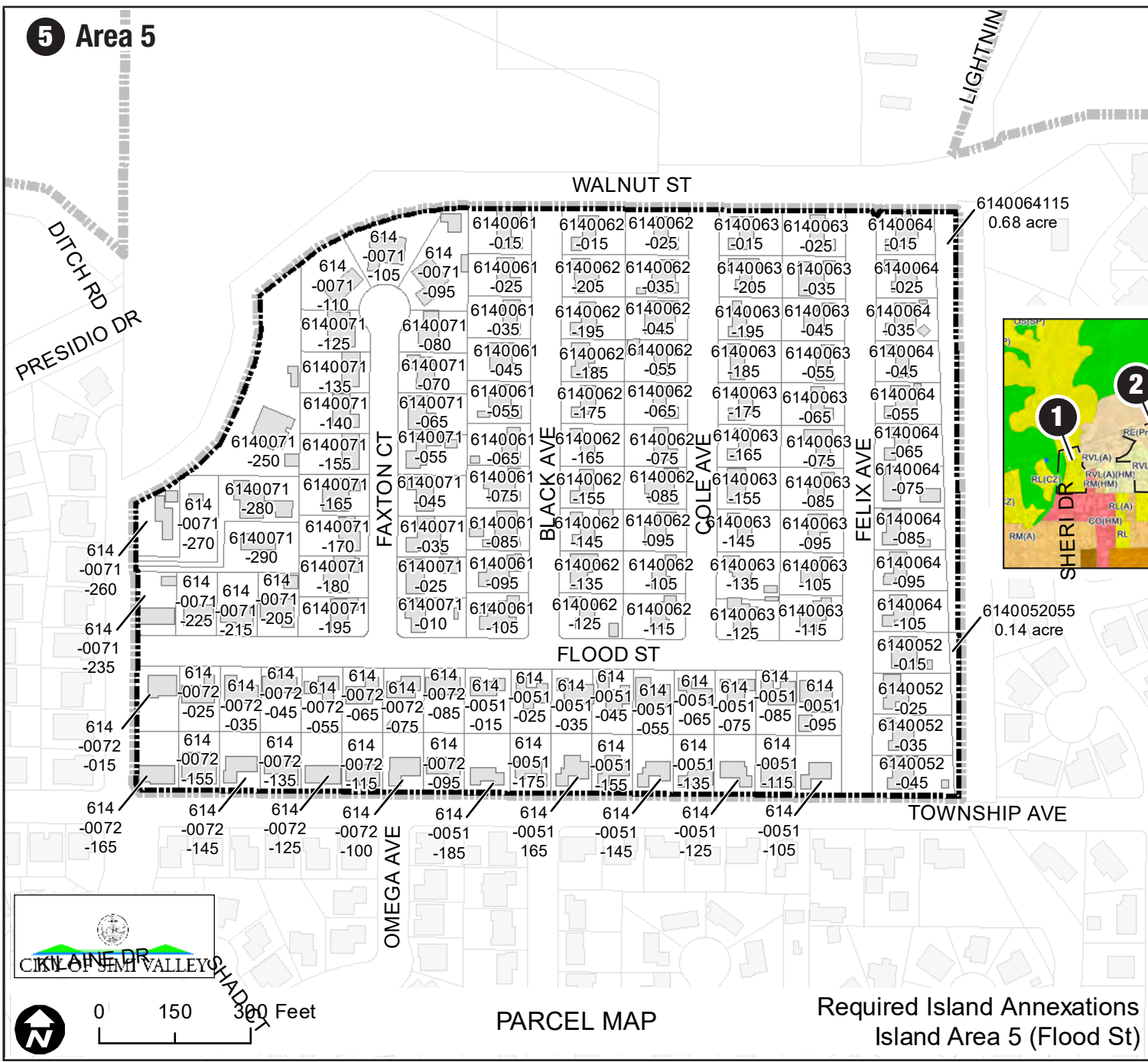
### Area 3

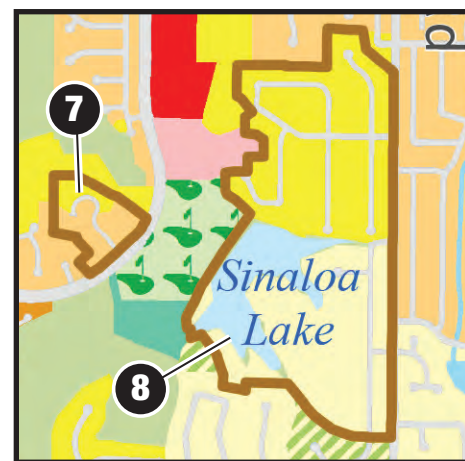
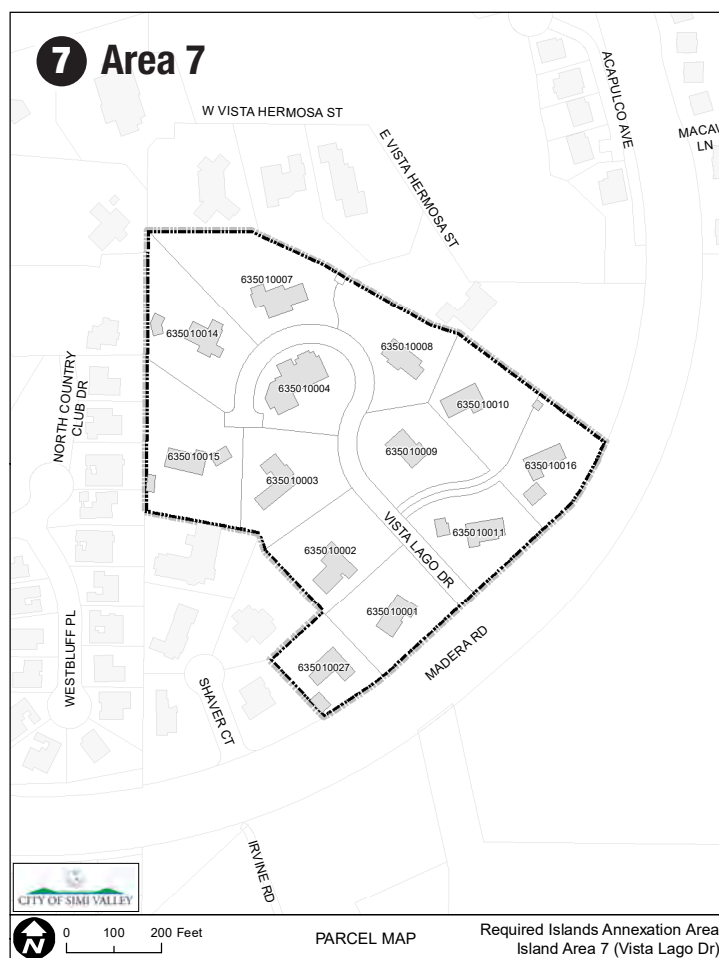
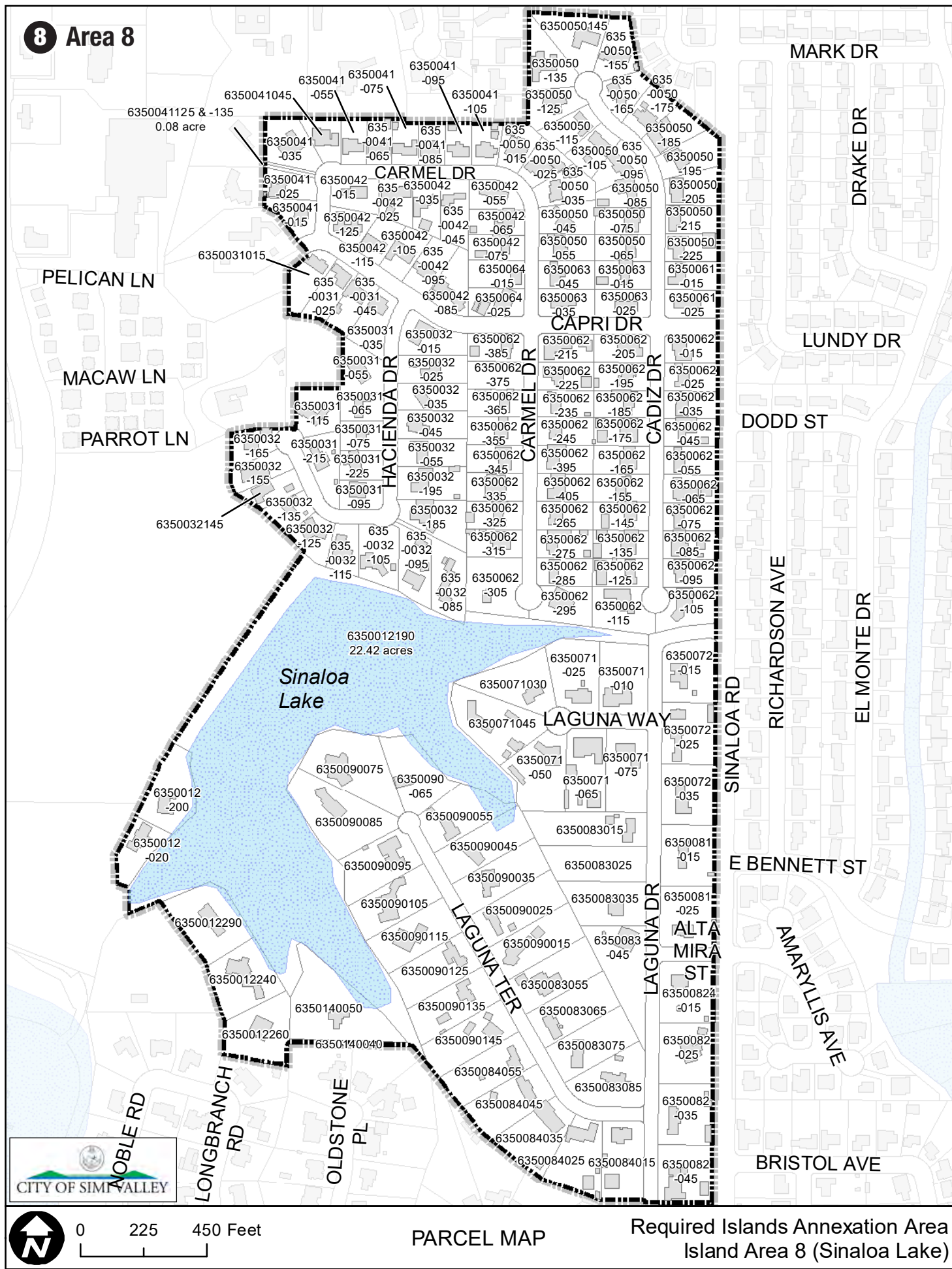


### Area 4









The required annexation areas comprise 444 parcels, most of which are developed with single family homes but also include several duplexes; three open space lots; and five (5) potentially developable, residential, vacant lots; for a total land area of 326.06 acres (rounded to 326 acres hereafter).

No physical changes are proposed at this time in the County Islands, and no foreseeable projects are proposed. However, five (5) residential lots are vacant and could be built out with single family homes in the future, generally requiring only a building permit. These lots are few in number and dispersed (see Table 2-2) and would be subject to City plan check and building permit review. Also, it is noted that Accessory Dwelling Units (ADUs) have been and continue to be permitted under certain circumstances on residential properties in the County and the City. Existing and proposed ADUs are not estimated in the table, as these ADUs require an approval process that exempts them from CEQA analysis. Each analysis section of the EIR evaluates whether the annexations would potentially result in physical impacts to the environment under CEQA. Annexation of these areas will require City approval, followed by the LAFCO annexation process.

### **Proposed Project Component Approvals**

The EIR will address the proposed approval of the North Canyon Ranch project and the Required Island Annexations. Implementation of the project requires approvals which are expected to include but may not be limited to those shown in **Table 3, Project Approval Requests**.

**Table 3**  
**Project Approval Requests**

Approval / Permit	Agency
<b>North Canyon Ranch Property</b>	
Annexation to the City of Simi Valley	LAFCO
General Plan Amendment – From: Residential Medium Density (3.6 - 5 du/acre) and Residential Moderate Density (5.1-10 du/acre), and Open Space – Urban Reserve (10-acre minimum). To: Residential Medium and Residential Moderate and Open Space	City
Zone Change – From: Un-zoned by City (County Zoned OS) To: RMod (Residential Moderate) and OS (Open Space)	City
Vesting Tentative Tract Map	City
Grading and Building Permits	City
Biological Resource Regulatory Approvals	Potentially: CDFW, ACOE, RWQCB, USFWS
<b>Island Annexation Areas</b>	
Annexation to the City of Simi Valley	LAFCO
Annexation to County Waterworks District No. 8 for potable water service	LAFCO
Detachment from County Service Area No. 32 which provides oversight of private septic systems in the unincorporated areas of the County	LAFCO
General Plan Amendment	City
Zone Change	City

**3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy  |
| <input checked="" type="checkbox"/> Geology /Soils            | <input checked="" type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials                 |
| <input checked="" type="checkbox"/> Hydrology/Water Quality   | <input checked="" type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                     | <input checked="" type="checkbox"/> Population/Housing                 | <input checked="" type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Recreation                | <input checked="" type="checkbox"/> Transportation                     | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire                           | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, an EIR Addendum will be prepared.

Name: Sean Gibson

Title: Deputy Environmental Services Director/City Planner, City of Simi Valley

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**4.0 INITIAL STUDY**

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>I. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a. Potentially Significant Impact.** Potentially substantial adverse effects on a scenic vista could occur if development would substantially obstruct or reduce views of a City scenic resource. The proposed project development would be similar to existing residential subdivisions nearby and would be lower density than the 3-story apartments to the south. There are ridgelines north of the project site and the visual simulation will evaluate the project’s effects on scenic vistas or other views. This issue will be evaluated in the EIR.

**b. Potentially Significant Impact.** A significant impact would occur if scenic resources within a city-designated scenic highway would be damaged or removed by development of the proposed project. The 118 Freeway (SR 118) is identified as eligible for a scenic highway designation, although it has not been officially designated as a scenic highway at this time. The project site contains several trees, mostly in the southern half of the property; however, these are not visible from SR-118 or elsewhere outside the immediate vicinity, and the project arborist report indicates that none of the exiting trees will be removed by the project. The site does not include rock outcroppings, or historic buildings and as such would have no impact regarding these types of features. The project site would alter portions of slopes within the site by grading and introduction of residential structures; yet this change would not be substantial due to intervening topography and development. In addition, the project would be visually consistent with the existing surrounding developments along this portion of the 118 Freeway. The EIR will evaluate potential impacts to scenic resources within a city-designated scenic highway.

**c. Potentially Significant Impact.** A significant impact could occur if the project would substantially degrade the existing visual character or quality of public views of the site and its surroundings. The project is located at the edge of the existing urbanized area, adjacent to commercial and residential land uses and a fire station. Views in the vicinity of the project site are largely constrained by adjacent structures within the urban setting. The EIR will evaluate public views of the site and its surroundings.

**d. Potentially Significant Impact.** The project could result in a significant impact if it would create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. The project site is not currently lighted. The proposed development would create a new source of light from fixtures on the new buildings and the parking areas. The applicant is required to submit an exterior lighting (photometric) plan pursuant to Simi Valley Municipal Code Section 9-30.040.C.1. This plan shall consist of a point-by-point foot-candle layout extending a minimum of 20 feet outside the property lines. The plan must achieve the goals established in this subsection in order to eliminate illumination or glare from the project onto adjacent properties or streets. The EIR will evaluate potential impacts related to light from fixtures.

### **Required Island Annexations**

**a-d. No Impact (Discuss in the EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels and there are no known or foreseeable projects proposed for these sites. Therefore, no aesthetics impacts would occur as a result of the Required Island Annexations. Nevertheless, in order to provide a thorough analysis, the EIR will briefly discuss aesthetics in relation to the annexation of the County Islands.

<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Potentially Significant</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
---------------------------------------	---	--------------------------------	-------------------------------------	------------------

**II. AGRICULTURE AND FORESTRY RESOURCES.**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## North Canyon Ranch

**a-e. Less than Significant Impact (Discuss in the EIR).** Significant impacts could occur if the project would directly or indirectly convert to non-agricultural use any lands mapped by the California Resources Agency as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or result in the loss of forest land. The North Canyon Ranch project site is located in an urbanized area. The subject property is mostly designated as “grazing land” while a small portion of the project site is designated “farmland of local importance” on the Ventura County Important Farmland 2018 map prepared by the California Department of Conservation<sup>1</sup> for the Farmland Mapping and Monitoring Program (FMMP). However, the site is not used for agricultural purposes. The project site has no agricultural zoning and is not in conflict with a Williamson Act contract. The site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The subject property is not located within a national forest or on forest land. While no direct impacts are anticipated to agriculture or forestry, the state’s Guide to the Cortese-Knox-Hertzberg Local Government Reorganization Act<sup>2</sup> (“state annexation guidelines”) requires that agriculture status be considered in the annexation process, and LAFCO requires documentation of agricultural status of annexation properties in the related CEQA document. Therefore, agriculture will be discussed in the EIR.

## Required Island Annexations

**a-e. Less than Significant Impact (Discuss in the EIR).** The state annexation guidelines and LAFCO require documentation of agricultural status of annexation properties and LAFCO requires CEQA documentation of the issue. One of the sites included in the Required Island Annexations is currently used for agricultural purposes, an orchard. This site, located on Walnut Avenue west of Tapo Canyon Road, has areas designated “prime farmland,” “farmland of statewide importance,” and “unique farmland.” However, the annexation of the site would not involve changes to the existing use. None of the annexation islands are located within a national forest or on forest land or timberland. While no direct impacts are anticipated, the agriculture status of annexation properties will be discussed in the EIR.

---

<sup>1</sup> California Department of Conservation, Division of Land Resource Protection, Ventura County Important Farmland 2018, Map (vent18.pdf) requested December 10, 2021 and Summer 2022 at: <https://filerequest.conservation.ca.gov/RequestFile/2816315>.

<sup>2</sup> California State Assembly, Assembly Committee on Local Government, Guide to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, November 2018.



	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### North Canyon Ranch

**a-c. Potentially Significant Impact.** A significant impact may occur if the project would conflict with or obstruct implementation of the local air quality plan, result in a cumulatively considerable net increase in criteria pollutants for which the project region is in non-attainment, or expose sensitive receptors to substantial pollutant concentrations. The EIR will evaluate consistency with the Ventura County Air Quality Management Plan (AQMP) and evaluate criteria pollutant emissions against the thresholds of the Ventura County Air Pollution Control District (VCAPCD) which regulates air quality in Ventura County. The EIR will further consider whether local sensitive receptors would be exposed to substantial pollutant concentrations using local significance thresholds (LSTs).

**d. Less than Significant Impact.** A significant impact may occur if the project would produce odors adversely affecting a substantial number of people. The Ventura County AQMP identifies uses that may require mitigation due to substantial odors.<sup>3</sup> The AQMP does not identify residential uses as uses that create objectionable odors. Therefore, the project would not generate any objectionable odors and there is no potential for a significant impact to the environment from the creation of objectionable odors affecting a substantial number of people.

### Required Island Annexations

**a-d. Less than Significant Impact (Discuss in the EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Therefore, no significant air quality impacts would

<sup>3</sup> Ventura County Air Pollution Control District, Final 2016 Ventura County Air Quality Management Plan, February 14, 2017, 2-16 and Table 6-3. Accessed on April 1, 2020 at <http://www.vcapcd.org/pubs/Planning/AQMP/2016/Final/Final-2016-Ventura-County-AQMP.pdf>.

occur as a result of the Required Island Annexations. Nevertheless, in order to provide a thorough analysis, the EIR will discuss air quality in relation to the annexation of the County Islands.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>IV. BIOLOGICAL RESOURCES.</b>				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a-d. Potentially Significant Impact.** A significant impact may occur if the project would result in a substantial adverse effect on any species identified as a candidate, sensitive or special-status species in local or regional plans, or if the project would result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, or regulations, including those of the California Department of Fish and Game or U.S. Fish and Wildlife Service. A significant impact may also occur if a project would have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Lastly for these three checklist questions, a significant impact may occur if the project would interfere substantially with the movement of any native resident or

migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The project site is a largely vacant hillside property, with fill soil, two debris basins and habitat modification from past grazing. The site also contains natural vegetation and some drainage areas, portions of which are modified and portions that are natural. A wetland delineation has been prepared for the site and submitted to CDFW. Protocol surveys for the California gnatcatcher (*Poliptila californica*) were also conducted. Natural habitat communities on the site were reported to cover roughly two thirds of the site and included Coastal scrub, Cactus scrub, and Riparian scrub; the remaining third of the site was categorized as herbaceous and/or other landcover (2015). This information is being updated with more recent survey data. The updated biological resources assessment for the project will incorporate 2019 Spring field surveys of the property. Potential project impacts to wildlife movement, including that of the California gnatcatcher, will also be evaluated. The biological assessment, wetland delineation and protocol surveys will be incorporated into the EIR analysis and attached as appendices. The EIR will assess project impacts and specify mitigation measures where warranted.

**e. Potentially Significant Impact.** A significant effect could occur if a project were to cause an impact that is inconsistent with local regulations pertaining to biological resources, such as trees, in this case the City Protected<sup>4</sup> and Heritage<sup>5</sup> Tree Ordinances (“Tree Ordinances”). The Tree Ordinances regulate tree protections, removal permitting, and replacements as applicable. An arborist report has been prepared for the North Canyon Ranch site, and it indicates that none of the existing trees will be removed. The EIR will evaluate consistency with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

**f. Potentially Significant Impact.** A significant impact would occur if the project would be inconsistent with mapping or policies of an adopted or approved conservation plan. The site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Less than significant impacts are expected; however, the EIR will consider any relevant consistency issues with the City General Plan Natural Resources Element.

### Required Island Annexations

**a-f. Less than Significant Impact (Discuss in EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would occur on previously subdivided residential lots within urbanized subdivisions, and impacts would be minimal. Nevertheless, in order to provide a thorough analysis, the EIR will discuss biological resources in relation to the annexation of the County Islands.

<sup>4</sup> City of Simi Valley Oak Tree Ordinance (No. 937-NS), TOMC, Title 9, Chapter 4, Article 42.

<sup>5</sup> City of Simi Valley Heritage Tree Ordinance (No. 1217-NS), TOMC, Title 9, Chapter 4, Article 43.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>V. CULTURAL RESOURCES:</b>				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### North Canyon Ranch

**a-c. Potentially Significant Impact.** A significant impact could occur if the project would cause a substantial change in the significance of a historic or archaeological resource (pursuant to CEQA Section 15064.5), or if would disturb human remains interred outside of dedicated cemeteries. Potential impacts to cultural resources have been evaluated in the following technical reports, which will be incorporated into the EIR: Cultural Resources Reconnaissance of the Unocal Property, prepared June 1999 by RMW Paleo Associates, Inc.; Paleontological and Archaeological Assessment Report for North Canyon Ranch, prepared August 2007 by Cogstone Resource Management Inc.; and the Phase I Cultural Resource Assessment prepared by Envicom Corporation, dated October, 2017.

The Envicom Phase I Cultural Resource Assessment found that the site's cultural resource context was not sensitive for historic cultural resources, due to none being identified within or near the property, in the historic databases, or on historic maps. The assessment found that a previously recorded prehistoric resource (P-19-001595/CA-VN-1595), a sparse lithic and groundstone scatter of artifacts, could no longer be located on the site, and is therefore assumed destroyed since the original recordation. Additional prehistoric sites have been recorded to the west and east of the project site, thus the site is considered moderately sensitive for prehistoric cultural resources. There is no indication that the discovery of human remains would occur at the site; the protocol for such a potential unexpected discovery is addressed in state law. Cultural resource impacts and any necessary mitigation measures to reduce potential impacts, will be discussed in the EIR.

### Required Island Annexations

**a-c. Less than Significant Impact (Discuss in the EIR).** The Required Island Annexations action would affect previously approved subdivisions and would not involve any physical changes to the annexed parcels. Any future single-family building permits that may occur on those parcels would be minimal in number and would not require extensive excavation. Therefore, no impacts to cultural resources would occur as a result of the Required Island Annexations. Nevertheless, in order to provide a thorough analysis, the EIR will discuss cultural resources in relation to the annexation of the County Islands.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VI. ENERGY</b>				
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**North Canyon Ranch**

**a-b. No Impact.** A significant impact would occur if the project would result in wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state of local plan for renewable energy or energy efficiency. The project is not a land use type that would use energy wastefully and it would be required to comply with applicable California Code of Regulations Title 24 Parts 6 and 11, for Building Efficiency Standards and the Green Building Standards Code, respectively, which establish planning and design standards for sustainable site development, energy efficiency, water conservation, and material conservation. As the project would be required to be built to the energy efficiency codes in effect at the time of construction, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and further analysis in the EIR is not warranted.

**Required Island Annexations**

**a-b. No Impact.** The Required Island Annexations action would not involve any physical changes to the annexed parcels. Any future building permits that may occur on those parcels would be minimal in number and subject to the regulations noted above. Therefore, no significant energy impacts would occur as a result of the Required Island Annexations. Further analysis in the EIR is not warranted.

**VII. GEOLOGY AND SOILS.**

Would the project:

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geological features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a.i-a.iv. Potentially Significant Impact.** A significant impact may occur if the project would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. A significant impact may occur if the project would directly or indirectly cause potential substantial

adverse effects, including the risk of loss, injury or death involving ground shaking, or ground failure including liquefaction or landslides.

According to the California Department of Conservation California Earthquake Hazards Zone Application (EQ Zapp), there are no state-designated Alquist-Priolo Earthquake Fault Zones or active faults within the project site.<sup>6</sup> However, the application shows that the project site is approximately 800 feet north of the Simi Valley West fault zone. The potential for fault rupture throughout the site is considered very low; however, the site may be subject to strong ground shaking during potential seismic activity. Hazards associated with seismicity can be reduced if the proposed structures are designed and constructed in conformance with current building codes and engineering practices. Compliance with the City Department of Building and Safety plan check would ensure the project implements the recommendations provided in the project geotechnical reports, which would reduce potential seismic ground shaking impacts to less than significant. As shown on EQ Zapp, portions of the project site are located within a landslide area and portions are within a liquefaction zone.<sup>7</sup> The project geotechnical reports have evaluated landslide potential on the project site and made necessary recommendations. Multiple geotechnical investigations have been conducted for the project. The findings and recommendations of the geotechnical reports will be incorporated into the EIR.

**b. Potentially Significant Impact.** A significant impact may occur if the project would result in substantial soil erosion or the loss of topsoil. The project site is mostly undeveloped with an area of fill soil. The project would include grading, artificial slopes, paving, and landscaped areas. The project geotechnical reports provided necessary recommendations on reducing erosion. Erosion-related impacts would be less than significant with mitigation, as will be discussed in the EIR.

**c. Potentially Significant Unless Mitigation Incorporated.** A significant impact may occur if the project is built on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. As previously discussed, portions of the project site are within liquefaction and landslide zones according to the California Department of Conservation. Therefore, the project geotechnical reports have evaluated the potential for slope stability hazards to adversely affect the proposed development and made necessary recommendations. The project geotechnical reports have evaluated potential for lateral spreading, subsidence or collapse and made any necessary recommendations. Therefore, potential impacts related to site soil stability would be less than significant with mitigation.

**d. Potentially Significant Impact.** A significant impact may occur if the project is located on expansive soil, creating substantial direct or indirect risks to life or property. Expansive soils contain high amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. The geotechnical reports evaluate the presence of expansive soils on the site. The findings and recommendations of the geotechnical reports will be incorporated into the EIR.

**e. No Impact.** A significant impact may occur if the project site contains soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The project site would connect to the existing sewer system and no septic tanks or alternative onsite wastewater disposal systems are proposed for the project. Therefore, the project would have no impact regarding this issue.

---

<sup>6</sup> California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Accessed on April 1, 2020 at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

<sup>7</sup> Ibid.



**f. Potentially Significant Impact.** A significant impact may occur if the project were to directly or indirectly destroy a unique paleontological resource or site or unique geological feature. Paleontological resources are fossilized remains of organisms from the geologic past and the accompanying geologic strata. The potential for fossils depends on the rock type exposed at the surface. Sedimentary rocks contain the bulk of fossils in the City, although metamorphic rocks may also contain fossils. The Sespe Formation is the primary rock unit comprising most of the subject property. The project site is mostly undeveloped with an area of fill soil and the project site was subject to extensive earthmoving and grading during the construction of the Simi Valley Town Center shopping mall to the south.

The Cogstone Paleontological and Archaeological Assessment concluded the project area is sensitive for paleontological resources, and recommends paleontological monitoring and a discovery protocol in the event paleontological resources are encountered.<sup>8</sup> This issue will be addressed in the EIR.

### **Required Island Annexations**

**a-f. No Impact (Discuss in the EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number and require ministerial City geotechnical review. Therefore, no impacts related to geology and soils would occur as a result of the Required Island Annexations. Nevertheless, this issue will be discussed in the EIR to disclose proximity to faults and general requirements to comply with City codes and regulations regarding geology and soils concerns.

---

<sup>8</sup> Cogstone Resource Management Inc., Paleontological and Archaeological Assessment Report for North Canyon Ranch, prepared August 2007.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VIII. GREENHOUSE GAS EMISSIONS.</b>				
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a-b. Potentially Significant Impact.** A significant impact may occur if the project were to generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted to reduce the emission of GHGs.

Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough GHG emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The EIR will provide a background on the latest state and local regulatory requirements and goals pertaining to GHG. The impacts of the project-related increase of GHG emissions as well as the potential for the project to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions, such as the SCAG Southern California Association of Governments’ 2020–2045 RTP/SCS, will be evaluated in the EIR.

**Required Island Annexations**

**a-b. No Impact (Discuss in the EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Therefore, no impacts related to greenhouse gas emissions would occur as a result of the Required Island Annexations. A brief explanation will be provided in the EIR.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a. Less than Significant Impact.** A significant impact may occur if the project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of types of hazardous materials or quantities. During construction, flammable and otherwise hazardous substances would be transported used on construction sites, such as fuels for equipment and generators, grease, tar, paints, and solvents. Project construction activities will be required to implement a Stormwater Pollution Prevention Plan (SWPPP), which would include best management practices (BMP) to minimize the risks of spills of fuels, oils, and other hazardous construction materials. Once constructed, the project residential uses would not involve any routine transport, use, or disposal of substantial amounts of hazardous materials. Occasional use of small amounts of hazardous materials would occur for cleaning and maintaining the residences, such as typical household cleaners and paint. The project would have a less than significant

impact with regard to creating a significant hazard through the routine transport, use, or disposal of hazardous materials, and no further analysis in the EIR is necessary.

**b. Less than Significant Impact.** A project may have a significant impact if the project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The site has not been previously developed, aside from two detention basins and some grading, and is not known to contain any hazardous materials. During operations, as discussed above (Section IX.a), the site would contain residential uses, which typically use small only amounts of household hazardous materials used in insubstantial amounts. The proposed residential use is not associated upset and accident conditions causing a substantial release of hazardous materials. Project impacts would be less than significant, and no further analysis in the EIR is necessary.

**c. No Impact.** A significant impact may occur if the project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school to the project site is Park View Elementary School, which is located approximately 0.8 miles away from the proposed project site.<sup>9</sup> As the site is not within one-quarter mile of an existing school, no impact would occur, and no further analysis in the EIR is necessary.

**d. No Impact.** A significant impact may occur if a project is located on hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result would create a significant hazard to the public or the environment. According to the California Department of Toxic Substances Control's (DTSC) data management system for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites, the project is not identified as a site to contain hazardous materials.<sup>10</sup> Additionally, according to the California State Water Resources Control Board Geotracker, a data management system for sites that have the potential to impact water quality, the project is not identified as a site that would require cleanup, such as leaking underground storage tank, or department of defense and cleanup program sites. As the project site is not identified by the DTSC or State Water Resources Control Board to contain hazardous materials or cleanup, no impact would occur, and no further analysis is required.

**e. No Impact.** A significant impact may occur if the project is located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The project site is located approximately 16 linear miles northwest of Van Nuys Airport, and is not located within its Planning Boundary or Airport Influence Area.<sup>11</sup> There are no airport-related building height restrictions on the site and the project would not place structures within a designated flight path, and would not result in a safety hazard to people working or residing within the project area regarding aircraft operations in the vicinity. Therefore, no impact would occur, and no further analysis is required.

**f. Less than Significant Impact.** A significant impact may occur if the project would impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The project would retain an access route for fire department vehicles to enter through the proposed Falcon Street extension to provide fire break maintenance or wildland fire fighting services if needed. This would facilitate vehicle circulation within the site vicinity and improve access by connecting Falcon Street on the east and the west, therefore providing improved vehicle movement. Additionally, development of the project would require Ventura County Fire Department (VCFD) review and approval of site plans for fire protection features including adequate fire apparatus access, roadway width, turnaround

<sup>9</sup> Simi Valley Unified School District, School Boundary Maps, Accessed Summer 2022 at: <https://www.simivalleyusd.org/maps>.

<sup>10</sup> Department of Toxic Substances Control. EnviroStor, Accessed on January 2, 2019 at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=simi+valley>.

<sup>11</sup> Los Angeles County Airport Land Use Commission, Van Nuys Airport, Airport Influence Area, 2003. Accessed on April 1, 2020 at: [http://planning.lacounty.gov/assets/upl/project/aluc\\_airport-van-nuys.pdf](http://planning.lacounty.gov/assets/upl/project/aluc_airport-van-nuys.pdf).

areas, adequate placement of hydrants with appropriate pressures to provide fire-flow for firefighting purposes, and installation of sprinklers, all of which would facilitate emergency preparedness within the proposed project vicinity. Neither project construction nor operations are expected to physically interfere with an adopted emergency response plan or emergency evacuation plan.

**g. Less than Significant Impact.** A proposed project could result in a potential impact if it would expose people or structures to a significant risk of loss, injury or death involving wildland fire hazards. The currently undeveloped project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) within a State Responsibility Area (SRA).<sup>12</sup> The proposed updated building would meet all the latest fire code requirements, as discussed in response to Section XX., Wildfire.

### **Required Island Annexations**

**a-g. Less than Significant Impact.** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Given their locations within previously approved and developed subdivisions, a less than significant impact is anticipated with regard to the use or proximity to all hazards and/or hazardous materials use, airport land use plans and emergency access. Some of the island areas are located at or near the wildland urban interface (Section IX.g.).

---

<sup>12</sup> CAL FIRE, Wildland Hazard & Building Codes, Fire Hazard Severity Zones in State Responsibility Area. Accessed on April 2, 2020 at: [https://osfm.fire.ca.gov/media/6848/fhszs\\_map56.pdf](https://osfm.fire.ca.gov/media/6848/fhszs_map56.pdf).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>X. HYDROLOGY AND WATER QUALITY.</b>				
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a. Potentially Significant Impact.** The project’s grading would disturb approximately 75.5 acres of the project site, avoiding disturbance of over half of the 160-acre subject property that would be left in its existing condition. Under existing conditions, all runoff from the site is captured in two temporary detention ponds at the southern portion of the site. The project would construct several debris basins at various points along the perimeter of the proposed development area to capture sediment and debris from the upslope portions of the site that would remain undeveloped.

To address potential water quality impacts during construction and operations, the project has prepared a Storm Water Quality Impact Mitigation Plan (SQUIMP) in accordance with section 402(p) of the Federal

Clean Water Act. As described in the SQUIMP, the project would be required to submit a SWPPP for approval by the City, which will include BMPs to be implemented during the construction process to minimize erosion and sedimentation, as well as impacts of other construction-related pollutants. The project would comply with SWPPP requirements and follow guidelines within the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures.

During operations, the proposed storm drain system would convey flows to the south to discharge into the improved detention basins along the southern boundary of the site. As under current conditions, flows would leave the two detention basins via existing storm drain inlets that would be either protected in place or connected to the improved detention basin. The project would be subject to the LARWQCB Municipal Separate Storm Sewer System (MS4) Permit for Ventura County and the City Low Impact Development (LID) requirements. Violations of water quality standards would be avoided by the described regulations and project-specific SWPPP and LID compliance measures. Project impacts and potential mitigation measures will be described in the EIR.

**b. Potentially Significant Impact.** Simi Valley's groundwater supply has been identified as impaired due to the presence of high levels of Total Dissolved Solids and high chloride and nitrate concentrations, largely due to urban development and past agricultural activities. Accordingly, the majority of groundwater use in the City is for irrigation purposes. The project does not propose to construct water wells for production or dewatering, and so would not directly remove groundwater during construction or operations.

The project would introduce impervious surfaces within the mostly undeveloped project site. Increased runoff that may otherwise occur from development must be minimized through LID and other compliance measures noted in Section X.a, to avoid substantial groundwater recharge. This issue will be evaluated in the EIR.

**c.i-c.iii. Potentially Significant Impact.** A project would have a significant impact on surface water hydrology if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on site, substantially increase the rate or amount of surface runoff resulting in flooding, create or contribute to runoff that would exceed the capacity of the stormwater drainage systems, or provide substantial additional sources of polluted runoff.

As discussed earlier, during construction activities, the project would be required to implement a SWPPP, with BMPs to minimize erosion, siltation, rate of flow and pollutant load. To address drainage during operations, the project design would retain and improve the two existing detention ponds relatively near the existing locations of the temporary detention ponds and construct several new debris basins within the site. An on-site storm drain system of inlets and drain pipes would be constructed throughout the development. The proposed drainage system would not substantially alter the existing drainage pattern of the site and area as the existing drainage patterns onto the site and off of the site would be maintained. Project drainage plans must be reviewed and approved by the City engineer to assure runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Project impacts will be discussed in the EIR.

**c.iv. Less than Significant Impact.** A project would have a significant impact on surface water hydrology if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would impede or redirect flood flows. The proposed drainage system would not substantially alter the existing drainage pattern of the site and area as the existing drainage patterns onto the site and off of the

site would be maintained. The project is not located in a designated 100-year flood zone.<sup>13</sup> Stormwater runoff generated by the proposed building would follow existing drainage patterns into existing detention basins (with proposed improvements) and proposed debris basins and the majority of runoff would flow into the proposed onsite stormdrain system. As such, the project would have a less than significant impact with respect to impeding or redirecting flood flows.

**d. No Impact.** A significant impact would potentially occur if the project would risk the release of pollutants from project inundation due to location in a flood hazard, tsunami, or seiche zone. As discussed in Section IX, Hazards, the project would not use or transport substantial amounts of hazardous materials during construction and operation.

The project is not located within a 100-year flood zone<sup>14</sup> or dam inundation area. A seiche, a standing wave created within a large, enclosed body of water due to disturbance, is a concern at water storage facilities because inundation can occur if the wave overflows a containment wall. No major water retaining structures are located immediately upgradient from the project site. Therefore, flooding from seiche is considered unlikely. The project is approximately 18 miles from the ocean on the opposite side of the Santa Monica Mountains and Simi Hills and is approximately 970 feet above sea level at its lowest point. Therefore, there would be no potential for tsunami inundation on the project site.

The project would retain and improve two detention ponds along the southern boundary of the project site that would continue to provide protection of off-site areas to the south from inundation by mudflow during construction and operations. Additionally, the proposed debris basins would be designed and constructed pursuant to the current Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, which would protect the proposed residences from potential mudflow inundation during operations. As such, the project would have no impact pertaining to the risk of release of pollutants due to inundation in flood hazard, tsunami, or seiche zones. As such, further analysis in the EIR is not warranted for the North Canyon Ranch portion of the project.

**e. Potentially Significant Impact.** A project would have a significant impact if it conflicted with or obstructed implementation of a water quality control plan or sustainable groundwater management plan. As previously stated, the project has prepared a SQUIMP in accordance with section 402(p) of the Federal Clean Water Act. As described in the SQUIMP, the project would be required to submit a Stormwater Pollution Prevention Plan (SWPPP) for approval by the City and the LARWQCB. The SWPPP shall reference BMPs to be implemented during the construction process to minimize erosion and sedimentation, as well as impacts of other construction-related pollutants. The project would be subject to the LARWQCB MS4 Permit for Ventura County, and must not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. This issue will be discussed in the EIR.

### **Required Island Annexations**

**a-e. Less than Significant Impact (Discuss in EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. The few vacant parcels that may be developed over time are within previously approved urbanized subdivisions. Impacts related to hydrology and water quality that would occur as a result of the Required Island Annexations are expected to be less than significant. The City is far from the ocean, but contains other bodies of water, including Sinaloa Lake (Annexation Area

<sup>13</sup> Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel Number 06111C0842E, January 20, 2010.

<sup>14</sup> Ibid.



No. 8), and several dams, as noted in the General Plan EIR.<sup>15</sup> Hydrology will be further evaluated in the EIR.

---

<sup>15</sup> City of Simi Valley, General Plan EIR: Volume 1: Chapter 4, Section 4.9, Hydrology/Water Quality, June 2012.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**XI. LAND USE AND PLANNING.**

Would the project:

- |   |                                     |                          |                          |                                     |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

**North Canyon Ranch**

**a. No Impact.** A significant impact may occur if the proposed project would be sufficiently large or otherwise configured in such a way as to create a physical barrier within an established community. The project proposes to develop an undeveloped property surrounded by existing residential and commercial development, undeveloped open space and hillside to the north. The project would construct single-family and multi-family residences and public streets for these land uses. As such, the project would not physically divide an established community. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in the EIR is required.

**b. Potentially Significant Impact.** The project site is currently within the Simi Valley SOI and CURB in unincorporated Ventura County, but is proposed for annexation to the City of Simi Valley. The project site would therefore be subject to the land use designations and zoning regulations of local land use plans and zoning ordinance. The EIR will discuss potential impacts related to conflict with land use plans, policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

**Required Island Annexations**

**a-b. No Impact (Discuss in EIR).** The Required Island Annexations are previously subdivided and developed, part of established communities, and therefore would not divide those communities. Further, the annexation actions would assign City zoning that would closely align with existing development and zoning. While no impacts related to land use and planning would occur as a result of the Required Island Annexations, this finding will be further explained in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XII. MINERAL RESOURCES.</b>				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**North Canyon Ranch**

**a-b. No Impact.** The proposed project area of development is located south of the Simi Oil Field, as depicted on the California Department of Conservation, Division of Oil and Gas. The Department of Conservation shows no wells within the project site boundary.<sup>16</sup> The project geology study does not cite any oil and gas issues for the site, including prior wells. The site has not been utilized for mineral extraction in the past, and the proposed project is residential in nature. Locally important mineral resources have been mapped by the state and discussed in the City’s General Plan EIR.<sup>17</sup> The project is located within an area designated as Mineral Resource Zone 3 (MRZ-3), which indicated areas containing mineral deposits, the significance of which cannot be evaluated from available data, but is outside the areas identified as containing mineral resources of regional or statewide significance, and the City has not designated the site for mineral resource conservation or use. Also, as stated earlier, the development footprint is south of the Simi Valley Oil Filed as currently mapped by the Department of Conservation Therefore, there is no potential for a significant impact to the environment from the loss of availability of a regionally, statewide, or locally important mineral resource, and no further analysis in the EIR is necessary.

**Required Island Annexations**

**a-b. No Impact.** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Therefore, no impacts related to mineral resources would occur as a result of the Required Island Annexations. No further analysis in the EIR is necessary.

<sup>16</sup> California Department of Conservation, Division of Oil and Gas, Well Finder CalGEM GIS, Accessed October 12, 2020 at: <https://maps.conservation.ca.gov/doggr/wellfinder/-openModal/-118.77475/34.29307/15>.

<sup>17</sup> City of Simi Valley, General Plan EIR: Volume 1: Chapter 4, Section 4.11: Mineral Resources, Figure 4.11-2 Aggregate Resources Areas, June 2012.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XIII. NOISE.</b> Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**North Canyon Ranch**

**a. Potentially Significant Impact.** A project may result in a significant noise impact by generating a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance. The EIR will evaluate potential temporary or permanent noise impacts from the construction and operation of the project.

**b. Potentially Significant Impact.** A significant impact may occur if the proposed project would expose people to or generate excessive groundborne vibration or groundborne noise levels. Construction of the project would potentially generate excessive groundborne vibration levels. Operation of the project would not generate substantial vibration levels. The EIR will evaluate potentially excessive groundborne vibration or groundborne noise levels and make any necessary recommendations to ensure vibration impacts are less than significant.

**c. No Impact.** A significant impact would occur if the proposed project were to be located within the vicinity of a private airstrip or an airport land use plan or, if it were to be located where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels. The nearest airport, Van Nuys Airport, is approximately 16 miles from the project site. The site does not fall into the airport land use plan area or Influence Areas.<sup>18,19</sup> Therefore, the project would not expose people living or working in the area to excessive levels of aircraft noise and further analysis in the EIR is not necessary.

<sup>18</sup> Los Angeles County Airport Land Use Commission, Van Nuys Airport, Airport Influence Area, 2003. Accessed on March 13, 2020 at [http://planning.lacounty.gov/assets/upl/project/aluc\\_airport-van-nuys.pdf](http://planning.lacounty.gov/assets/upl/project/aluc_airport-van-nuys.pdf).

<sup>19</sup> Los Angeles World Airports: Van Nuys Airport, California State Airport Noise Standards Quarterly Report: Third Quarter 2019, Noise Contour Map, November 8, 2019. Accessed on March 13, 2020 at: <https://www.lawa.org/-/media/lawa-web/environment/files/vny---quarterly-noise-report/vny3q19-20191108-quarterly-report-map.ashx>.

**Required Island Annexations**

**a-c. No Impact.** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Therefore, no noise impacts would occur as a result of the Required Island Annexations.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**XIV. POPULATION AND HOUSING.**

Would the project:

- |   |                                     |                          |                          |                                     |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**North Canyon Ranch**

**a. Potentially Significant Impact.** A significant impact may occur if a project would induce substantial unplanned population growth in an area, either directly or indirectly. The project would construct 159 new single-family residences and 50 new multi-family residences on an undeveloped site. The development requires a General Plan Amendment, Zone Change and annexation from the County to the City. Although the annexation was anticipated by the City General Plan, which maps the property as County unincorporated lands within the City’s SOI and CURB boundaries,<sup>20</sup> the EIR will discuss whether the proposed project would result in potentially significant impacts to the inducement of substantial unplanned population growth in an area, if any.

**b. No Impact.** A significant impact may occur if a project would result in the displacement of existing housing units or people, necessitating the construction of replacement housing elsewhere. The currently undeveloped project site contains no residences or residents, the project would not displace persons or residential units or necessitate the construction of replacement housing elsewhere. Therefore, the project would have no impact and no further analysis in the EIR is required.

**Required Island Annexations**

**a-b. No Impact (Discuss in the EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. No impacts related to population and housing would occur as a result of the Required Island Annexations. This will be briefly discussed in the EIR.

<sup>20</sup> City of Simi Valley, City of Simi Valley General Plan, also known as the Simi Valley 2030 General Plan Update, June 2012.

<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
---------------------------------------	---	-------------------------------------	------------------

**XV. PUBLIC SERVICES.**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a.-e. Potentially Significant Impact.** A significant impact would occur if a project would impact public services to the extent that new or expanded governmental facilities would be required, which would have a significant physical impact on the environment. The project includes 159 single family residences and 50 multi-family residences within the City’s Sphere of Influence boundary and within the CURB. These new land uses would result in an increase in demand for fire protection, police protection, schools and parks and other facilities. The extent to which the increased demand might result in the need for new or expanded governmental facilities that would in turn result in significant physical changes to the environment will be evaluated in the EIR.

**Required Island Annexations**

**a.-e. Potentially Significant Impact.** The Required Island Annexations action would not involve any physical changes to the annexed parcels and the parcels are currently within the City’s SOI and CURB. However, some changes in responsible public service areas would occur for some government services. This impact will be evaluated in the EIR.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>XVI. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a-b. Potentially Significant Impact.** A significant impact would occur if a project would increase the use of existing neighborhood and regional parks or recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project would add 159 single family and 50 new multi-family homes, the residents of which would utilize the area’s existing park and recreational facilities, increasing usage. The EIR will evaluate these potential impacts.

**Required Island Annexations**

**a-b. Potentially Significant Impact.** The Required Island Annexations action would not involve any physical changes to the annexed parcels and the parcels are currently within the City’s SOI and CURB. However, some changes in responsible public service areas would occur for some government services. The jurisdictional changes and the resulting potential impact will be evaluated in the EIR.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVII. TRANSPORTATION.</b> Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a-b. Potentially Significant Impact.** A significant project impact may occur if the project would conflict with a program, plan, ordinance or policy addressing the circulation system (including transit, roadway, bicycle and pedestrian facilities), or would be inconsistent with CEQA Guidelines addressing goals to reduce vehicle miles travelled (VMT). The City Department of Public Works, Traffic Division will prepare a Transportation Study addressing the project’s potential impacts on the circulation system and VMT, which will be incorporated into the EIR.

**c. Potentially Significant Impact.** A significant impact may occur if the project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project would construct the extension of Falcon Street through the project site, between First Street and Erringer Road, completing a connection shown in the General Plan. This alignment and specifications for the construction of Falcon Street must conform to City standards and will require plan review and approval by the City’s Department of Public Works, Traffic Division and the City’s Department of Environmental Services. The EIR will describe and analyze potential impacts of the project’s circulation design, including the extension of Falcon Street.

**d. Potentially Significant Impact.** A significant impact may occur if the project would result in inadequate emergency access. Access to the project site and within the surrounding area would likely benefit from the completion of Falcon Street within the site, completing a roadway connection shown in the General Plan. The project would also add additional trips on area roadways. The extent to which the project may potentially impact emergency access will be discussed in the EIR.

**Required Island Annexations.**

**a-d. No Impact (Discuss in the EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels or adjoining transportation facilities. No impacts related to transportation would occur as a result of the Required Island Annexations, which will be discussed in the EIR.

<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
---------------------------------------	---	-------------------------------------	------------------

**XVIII. TRIBAL CULTURAL RESOURCES.**

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**North Canyon Ranch**

**a-b. Potentially Significant Impact.** A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource (as defined by the state of California and as noted above). As noted in Section V, Cultural Resources, the Envicom Phase I Cultural Resource Assessment found that the site’s cultural resource context was not sensitive for historic cultural resources, due to none being identified within or near the property, in the historic databases, or on historic maps. The assessment found that a previously recorded prehistoric resource (P-19-001595/CA-VN-1595), a sparse lithic and groundstone scatter of artifacts, could no longer be located on the site, and is therefore assumed destroyed since the original recordation. Additional prehistoric sites have been recorded to the west and east of the project site, thus the site is considered moderately sensitive for prehistoric cultural resources.

Although the results from the 2017 NAHC record search was negative for tribal resources on the property, the City will conduct outreach to area Tribes offering consultation on the project, pursuant to AB-52 (consultation related to CEQA document) and SB-18 (consultation related to general plans or general plan amendments). The results of the cultural resource studies and the tribal consultation, including mitigation measures if warranted, will be discussed in the EIR.

**Required Island Annexations**

**a-b. No Impact (Discuss in the EIR).** The Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number, small in extent, and not extensive in the excavation. No impacts related to tribal cultural resources are expected as a result of the Required Island Annexations. However, this and the results of the tribal consultation process will be reported in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**North Canyon Ranch**

**a.-c. Potentially Significant Impact.** The project could have a significant impact if it would require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The project would construct 159 single family residences and 50 multi-family residences on an undeveloped site, adjacent to existing urban development and utility lines. Project-serving utilities would connect to nearby lines and construction would generally be within the project site, and thus would be accounted for in the project impact analysis in the EIR. The EIR will evaluate the degree of increase in demand attributed to utilities and assess if any substantial offsite physical expansion would be necessary.

**d. Potentially Significant Impact.** The Simi Valley Landfill and Recycling Center (SVLRC) would serve the proposed project site and is managed by Waste Management. The landfill is located northwest of the City of Simi Valley in unincorporated Simi Valley. The SVLRC has a daily permitted capacity of up to 3,000 tons per day of refuse and 6,250 tons per day of recyclable materials, for a total of 9,250 tons per

day.<sup>21</sup> The EIR will evaluate potentially significant impacts related to solid waste.

**e. No Impact.** A significant impact may occur if a project would generate solid waste not disposed of in accordance with applicable regulations. The project would generate solid waste typical of residential uses and would comply with applicable federal, state, and local laws, statutes, and ordinances regarding the proper disposal of solid waste. Appropriate disposal of potentially hazardous materials from demolition of existing structures is discussed in Section IX, Hazards and Hazardous Materials. No further analysis of hazardous waste disposal would be required in the Utilities and Service Systems section of the EIR.

#### **Required Island Annexations.**

**a-e. Less than Significant Impact (Discuss in EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Although several of the island properties may need to be detached from County utility services and attached to City utility services, the change in utility demand would be small because of the size of the annexation areas and no expansions in utilities would be anticipated. Other services would continue as under existing conditions. While no significant impacts to utilities and service systems are anticipated as a result of the Required Island Annexations, additional information and discussion will be provided in the EIR.

---

<sup>21</sup> Waste Management, Simi Valley Landfill, Accessed on July 2, at: <http://www.wm.com/location/california/ventura-county/landfill/index.jsp>.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>XX. WILDFIRE.</b>				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a. Potentially Significant Impact.** A significant impact would occur if a project that is located in or near State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone (VHFHSZ) would substantially impair an adopted emergency response plan or emergency evacuation plan. The currently undeveloped project site is located in a VHFHSZ within an SRA. Project development was anticipated by the City General Plan, which placed the site within the City SOI and CURB. As discussed in Section XVII.d, the project would construct Falcon Street through the site, providing a missing connection in the City’s planned system of roadways. The project would thus improve the street network in the local area, but also generate more cars on area roadways. The EIR will discuss potentially significant impacts related to emergency response or emergency evacuation plans.

**b. Potentially Significant Impact.** A significant impact would occur if a project located in or near SRAs or VHFHSZs would (due to slope, prevailing winds, and other factors) exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project site is located in a VHFHSZ. The proposed project buildings would meet all the latest fire code requirements. In addition to meeting fire code requirements, existing VCFD fire stations in the vicinity would serve the proposed project. The project site is located with a third of a mile of the nearest fire station, which is Fire Station No. 47, on Erringer Road. In addition, the project would not use or transport substantial amounts of hazardous materials during construction and operation. However, because the project site is within a VHFHSZ, impacts related to exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire which the EIR will evaluate.

**c. Potentially Significant Impact.** A significant impact would occur if a project located in or near SRAs or VHFHSZs would require the installation of associated infrastructure that may exacerbate fire risk or may result in temporary or ongoing impacts to the environment. The project would develop single-family and multi-family residences that would require the installation of associated infrastructure, including an extension of Falcon Street and new internal roadways, emergency water sources, power lines, and utilities. The installation of associated infrastructure is expected to be substantially within the project site itself. Nevertheless, because some of this infrastructure could potentially exacerbate fire risk, the EIR will evaluate potentially significant impacts.

**d. Potentially Significant Impact.** A significant impact would occur if a project located in or near SRAs or VHFHSZs would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project site is immediately downslope from naturally vegetated hillsides but is not located in a designated flood zone. As indicated in Section X, Hydrology and Water Quality, the proposed project would include an onsite drainage system including storm drains, detention ponds and debris basins to handle storm flows, including bulked stormflow from fire-damaged hillsides. The stormdrain plan must comply with applicable regulatory requirements and be reviewed and approved by the City Department of Public Works. As reviewed and approved, it is expected that the project would not result in significant impacts. The EIR will discuss the stormdrain plans and any potential for downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

#### **Required Island Annexations.**

**a-d. No Impact (Discuss in the EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. While no project-driven impacts related to wildfires would be expected to occur as a result of the Required Island Annexations, the EIR will discuss this issue.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**North Canyon Ranch**

**a. Potentially Significant Impact.** The project could result in a potentially significant impact if it would substantially degrade the quality of the environment, in the ways described. As reported in Sections IV and V above, the project has the potential to impact wildlife habitat and cultural resources. The potential impacts will be evaluated in these respective impact sections of the EIR.

**b. Potentially Significant Impact.** The project could result in a potentially significant impact if it could result in impacts that are individually limited, but cumulatively considerable. The project contribution to cumulative impacts will be evaluated in the impact sections of the EIR.

**c. Potentially Significant Impact.** The project could have a significant impact if it would have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly. The EIR will discuss the direct and indirect human effects of the project in the impact sections to be evaluated the EIR.

**Required Island Annexations.**

**a-c. No Impact (Discuss in the EIR).** The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels



would be minimal in number. The Required Island Annexations action would not result in any significant direct and indirect human effects, as the analysis sections of the EIR will demonstrate.

## 5.0 REFERENCES

- CAL FIRE, Wildland Hazard & Building Codes, Fire Hazard Severity Zones in State Responsibility Area. Accessed on April 2, 2020 at [https://osfm.fire.ca.gov/media/6848/fhszs\\_map56.pdf](https://osfm.fire.ca.gov/media/6848/fhszs_map56.pdf).
- California Department of Conservation, Division of Land Resource Protection, Ventura County Important Farmland 2018, Map (vent18.pdf) requested December 10, 2021 and Summer 2022 at: <https://filerequest.conservation.ca.gov/RequestFile/2816315>.
- California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map, March 22, 2001.
- California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Accessed on April 1, 2020 at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>
- CalRecycle, SWIS Facility Detail, Simi Valley Landfill & Recycling Center (56-AA-0007), Accessed on February 11, 2019 at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/56-AA-0007/>
- City of Simi Valley, City of Simi Valley General Plan, also known as the Simi Valley 2030 General Plan Update, June 2012.
- City of Simi Valley, General Plan EIR: Volume 1: Chapter 4, Section 4.11: Mineral Resources, Figure 4.11-2 Aggregate Resources Areas, June 2012.
- Cogstone Resource Management Inc., Paleontological and Archaeological Assessment Report for North Canyon Ranch, prepared August 2007.
- Department of Toxic Substances Control. EnviroStor, Accessed on January 2, 2019 at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=simi+valley>.
- Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel Number 06111C0842E, January 20, 2010.
- Los Angeles County Airport Land Use Commission, Van Nuys Airport, Airport Influence Area, 2003. Accessed on March 13, 2020 at: [http://planning.lacounty.gov/assets/upl/project/aluc\\_airport-van-nuys.pdf](http://planning.lacounty.gov/assets/upl/project/aluc_airport-van-nuys.pdf).
- Los Angeles World Airports: Van Nuys Airport, California State Airport Noise Standards Quarterly Report: Third Quarter 2019, Noise Contour Map, November 8, 2019. Accessed on March 13, 2020 at: <https://www.lawa.org/-/media/lawa-web/environment/files/vny---quarterly-noise-report/vny3q19-20191108-quarterly-report-map.ashx>.
- Simi Valley Unified School District, School Boundary Maps, Accessed in August 2022 at: <https://www.simivalleyusd.org/maps>.
- Ventura County Air Pollution Control District, Final 2016 Ventura County Air Quality Management Plan, February 14, 2017, 2-16 and Table 6-3. Accessed on April 1, 2020 at: <http://www.vcapcd.org/pubs/Planning/AQMP/2016/Final/Final-2016-Ventura-County-AQMP.pdf>.
- Waste Management, Simi Valley Landfill, Accessed on February 11, 2019 at: <http://www.wm.com/location/california/ventura-county/landfill/index.jsp>.

Comments

---

# APPENDIX A

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7- OFFICE OF REGIONAL PLANNING  
100 S. MAIN STREET, SUITE 100  
LOS ANGELES, CA 90012  
PHONE (213) 266-3574  
FAX (213) 897-1337  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

August 24, 2022

City of Simi Valley Planning Division  
2929 Tapo Canyon Road  
Simi Valley, CA 93063-2199  
Attn: Claudia Pedroso, Principal Planner

RE: North Canyon Ranch (NCR) and Required  
Island Annexations (RIA) Project – Notice of  
Preparation (NOP)  
SCH# 2022080297  
GTS# 07-VEN-2022-00508  
Vic. VEN-118 PM Multiple

Dear Claudia Pedroso,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project includes the North Canyon Ranch (NCR) development and a group of Required Island Annexations (RIA).

- North Canyon Ranch. 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-acre 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.

The nearest State facility to the proposed project is State Route 118. After reviewing the NOP, Caltrans has the following comments:

North Canyon Ranch: Currently the project is designed in a way that induces a high number of vehicle trips per household due to being an exclusively residential, car-oriented development.

The proposed project extends the exurban area and sprawls into the Wildland Urban Interface (WUI) as designated by the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP), increasing wildfire risks in addition to potentially significant Vehicle Miles Travelled (VMT) impacts. The Lead Agency is encouraged to integrate transportation and land uses in a way that reduces VMT and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths and achieve a high level of non-motorized travel and transit use. Caltrans recommends the following to more effectively address the significant VMT that this project may create as currently proposed:

- 1) Provide for a mixture of land use types within the Project's new zoning area to allow for adaptive reuse. This can allow goods, services, and jobs to be created closer to where the project's residents live.
- 2) Reduce the amount of parking whenever possible, as abundant car parking enables and encourages driving. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's ability to encourage public transit and active modes of transportation. For any project to better promote public transit and reduce vehicle miles traveled, we recommend the implementation of Transportation Demand Management (TDM) strategies as an alternative to building too much parking.
- 3) Improve connections to existing active transportation and transit infrastructure. This can be done with robust signage, wayfinding, safety improvements, and human scale amenities. Additionally, the most effective methods to reduce pedestrian and bicyclist exposure to vehicles is through physical design and geometrics. These methods include the construction of physically separated facilities such as Class IV bike lanes, wide sidewalks, pedestrian refuge islands, landscaping, street furniture, and reductions in crossing distances through roadway narrowing.
- 4) A direct, walkable connection from the project site to the Simi Valley Town Center commercial area would greatly enhance the ability for people to walk and bike to meet some of their needs for goods and services. As currently proposed the trip requires a lengthy trip westward along First street, which unnecessarily encourages driving.


Island Annexations: Please be aware that some of the RIAs are directly adjacent to Caltrans Right-of-Way. If any changes or work occurs on or adjacent to Caltrans Right-of-Way, it will require coordination with the Office of Permits and the Office of Right-of-Way Engineering.

Finally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

Claudia Pedroso  
August 24, 2022  
Page 3

Caltrans looks forward to the forthcoming Draft Environmental Impact Report to confirm that the Project will result in a net reduction in Vehicle Miles Traveled.

If you have any questions, please contact project coordinator Anthony Higgins, at [anthony.higgins@dot.ca.gov](mailto:anthony.higgins@dot.ca.gov) and refer to GTS# 07-VEN-2022-00508.

Sincerely,  
  
Miya Edmonson  
LDR Branch Chief  
cc: State Clearinghouse



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201

[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



September 9, 2022

Ms. Claudia Pedroso  
City of Simi Valley  
2929 Tapo Canyon Rd.  
Simi Valley, CA 93063  
[CPedroso@simivalley.org](mailto:CPedroso@simivalley.org)

**Subject: North Canyon Ranch and Required Island Annexation Project, Notice of Preparation, SCH No. 2022080297; City of Simi Valley, Ventura County**

Dear Ms. Pedroso:

The California Department of Fish and Wildlife (CDFW) has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the City of Simi Valley (City) for the North Canyon Ranch (NCR) and Required Island Annexations (RIA) Project (Project). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

### **CDFW's Role**

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust for the people of the state [Fish & Game Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, [§ 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). CDFW is also directed to provide biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & Game Code, § 1600 *et seq.*). To the extent implementation of the Project as proposed may result in "take" of any species protected under the California Endangered Species Act (CESA; Fish & Game Code, § 2050 *et seq.*), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & Game Code, §1900 *et seq.*), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

Mr. Claudia Pedrosa  
City of Simi Valley  
September 9, 2022  
Page 2 of 11

## Project Description and Summary

**Objective:** The proposed project consists of the development of approximately 159 single family units and 50 multi-family units along a 161-acre parcel (APN # 615050007). Additionally, the Project will annex nine scattered County properties within the city of Simi Valley's sphere of influence. No development is currently planned for the annexed islands although there are five identified lots on which future development could take place. Per the City of Simi Valley's 2012 General Plan, the North Canyon parcel is designated as open space, although portions of the parcel are also designated as moderate and medium density residential housing uses. Development of the units will occur along the moderate and medium density residential designation sections. The development area will total 89.5 acres leaving the remaining 70.82 acres as open space. The entirety of the North Canyon parcel is also located within designated coastal California gnatcatcher habitat and has drainage features along the eastern and western borders.

**Location:** The Project is located in unincorporated areas within Simi Valley's sphere of influence. The properties are scattered around the city, along or near highway 118.

## Comments and Recommendations

CDFW offers the comments and recommendations below to assist the City in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant, direct, and indirect impacts on fish and wildlife (biological) resources.

## COMMENTS AND RECOMMENDATIONS

### Specific Comments

1) Sensitive Habitats and Open Space Sites. The North Canyon Ranch Project site is proposed on a 160.3-acre parcel designated as open space land use. However, segments of the parcel are also designated as moderate and medium density residential land uses (Simi Valley General Plan 2012). The development area includes 89.5 acres of development, and 70.8 acres will remain open space.

- a. CDFW recommends the City analyze and discuss the Project's direct impacts on sensitive habitats/open space within the Project area. The Project could result in loss of sensitive habitats/open space due to development, fuel modifications, and introduction of non-native, invasive plants facilitated by the Project (collectively, indirect impacts). The DEIR should disclose the acreage of sensitive habitats and open space that would be lost as a result of any subsequent development from the proposed Project, including all areas subject to fuel modifications and grading to accommodate development.
- b. CDFW recommends the Project avoid developing and encroaching onto sensitive habitats/open space. Encroachment onto sensitive habitats/open space creates an abrupt transition between two different land uses. Encroachment onto sensitive habitats/open space could affect environmental and biological conditions and increase the magnitude of edge effects on biological resources. CDFW recommends the DEIR provide alternatives to the Project that would not result in conversion of sensitive habitats/open space into developed areas. CDFW also recommends the



Mr. Claudia Pedroso  
 City of Simi Valley  
 September 9, 2022  
 Page 3 of 11

DEIR provide alternatives that would not encroach onto sensitive habitats/open space, particularly conservation easements. Pursuant to CEQA Guidelines section 15126.6, a DEIR “shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasible attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives.” Furthermore, a DEIR “shall include sufficient information about alternatives to allow meaningful evaluation, analysis, and comparison with the proposed project” (CEQA Guidelines, § 15126.6) (see General Comment #10).

- c. If avoidance is not feasible, CDFW recommends the DEIR provide measures to mitigate for impacts to sensitive habitats/open space. There should be no net loss of sensitive habitats/open space. CDFW recommends the DEIR provide measures where any future development facilitated by the Project mitigates (avoids first if feasible) for project-level impacts on sensitive habitats/open space not previously identified in the DEIR. CDFW recommends the DEIR provide a measure where any future development facilitated by the Project establishes unobstructed vegetated buffers and setbacks. The DEIR should provide standards for an effective buffer and setback; however, the buffer and setback distance should be increased at a project-level as needed. The DEIR should provide justifications for the effectiveness of all proposed mitigation measures. The DEIR should provide sufficient information and disclosure to facilitate meaningful public review, analysis, and comment on the adequacy of proposed mitigation measures to offset Project-related impacts on sensitive habitats/open space.

2) Coastal California Gnatcatcher. The Project area is within mapped critical habitat for the coastal California gnatcatcher (*Poliioptila californica californica*), a California Species of Special Concern (SSC) and Endangered Species Act (ESA)-listed species (USFWSa 2022). CDFW acknowledges the Applicant’s plans to conduct standardized surveys outlined by the U.S. Fish and Wildlife Service (USFWS) for coastal California gnatcatcher. CDFW recommends the DEIR analyze and discuss the Project’s potential impacts on coastal California gnatcatcher and their habitat. The DEIR should provide measures to avoid those impacts or measures to mitigate for impacts if avoidance is not feasible. If presence is confirmed the Applicant should consult with USFWS and CDFW before ground disturbing activities. Any presence/absence data from subsequent surveys should be submitted to the California Natural Diversity Database (CNDDDB) (See Environmental Data section below).

3) Sensitive Bird Species. A review of the CNDDDB indicates nearby occurrences of special status bird species including coastal California gnatcatcher (*Poliioptila californica var. californica*); CESA-listed and ESA-listed least Bell’s vireo (*Vireo bellii pusillus*); SSC yellow warbler (*Setophaga petechia*), ESA-listed willow flycatcher (*Empidonax traillii*), fully protected white-tailed kite (*Elanus leucurus*), and SSC yellow-breasted chat (*Icteria virens*). Project activities occurring during the breeding season of nesting birds could result in the incidental loss of fertile eggs, or nestlings, or otherwise lead to nest abandonment in trees and shrubs directly adjacent to the Project boundary. The Project could also lead to the loss of foraging habitat for sensitive bird species.

- a. CDFW recommends that measures be taken, primarily, to avoid Project impacts to nesting birds. Migratory nongame native bird species are protected by international

Mr. Claudia Pedrosa  
City of Simi Valley  
September 9, 2022  
Page 4 of 11

treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Code of Federal Regulations, Title 50, § 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the MBTA).

- b. Proposed Project activities including (but not limited to) staging and disturbances to native and nonnative vegetation, structures, and substrates should occur outside of the avian breeding season which generally runs from February 15 through August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, CDFW recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on-site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

4) SSC- Reptiles. A review of the CNDDDB reveal several special status reptile species with potential to occur, including SSC two-striped garter snake (*Thamnophis hammondi*), SSC coastal whiptail (*Anniella stebbinsi*), California legless lizard (*Anniella spp.*), and SSC coast horned lizard (*Phrynosoma blainvillii*). Project activities related to residential construction will require ground disturbing activities such as grading and grubbing, which may result in reptile habitat destruction, causing the death or injury of adults, juveniles, eggs, or hatchlings. Moreover, the Project may remove essential foraging and breeding habitat for the species.

- a. CDFW recommends qualified biologists familiar with the reptile species behavior and life history conduct focused surveys to determine the presence/absence of SSC prior to vegetation removal and/or grading. Surveys should be conducted during active season when the reptile species is most likely to be detected. To further avoid direct mortality, CDFW recommends that a qualified biological monitor be on site during ground and habitat disturbing activities to move out of harm's way special status species (see General Comment #6 & 7) that would be injured or killed by grubbing or Project-related grading activities. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss.
- b. CDFW has the authority to issue permits for the take or possession of wildlife, including mammals; birds, nests, and eggs; reptiles, amphibians, fish, plants; and invertebrates (Fish & Game Code, §§ 1002, 1002.5, 1003). Effective October 1, 2018, a Scientific Collecting Permit is required to monitor project impacts on wildlife resources, as required by environmental documents, permits, or other legal authorizations; and, to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with otherwise lawful activities (Cal. Code Regs., tit. 14, § 650). Please visit CDFW's [Scientific Collection Permits](#) webpage for information (CDFW 2022). Pursuant to the California Code of Regulations, title 14, section 650, the qualified biologist must obtain appropriate handling permits to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with Project construction and activities.

Mr. Claudia Pedroso  
City of Simi Valley  
September 9, 2022  
Page 5 of 11

5) Lake and Streambed Alteration (LSA) Agreements. As a Responsible Agency under CEQA, CDFW has authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (including vegetation associated with the stream or lake) of a river or stream or use material from a streambed. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to Fish and Game Code Section 1600 *et seq.* CDFW's issuance of a Lake and Streambed Alteration (LSA) Agreement for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the environmental document of the local jurisdiction (Lead Agency) for the Project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the environmental document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA Agreement. Please visit CDFW's Lake and Streambed Alteration Program webpage for information about LSA Notification (CDFWb 2022).

- a. The Project area support riverine and riparian habitats (Ventura County Viewer 2022 & USFWSb 2022); a preliminary delineation of the streams and their associated riparian habitats should be included in the environmental document. The delineation should be conducted pursuant to the U.S. Fish and Wildlife Service (USFWS) wetland definition adopted by CDFW (Cowardin et al. 1970). Be advised that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers' Section 404 permit and Regional Water Quality Control Board Section 401 Certification.
- b. In Project areas which may support ephemeral or episodic streams, herbaceous vegetation, woody vegetation, and woodlands also serve to protect the integrity of these resources and help maintain natural sedimentation processes. Therefore, CDFW recommends effective setbacks be established to maintain appropriately sized vegetated buffer areas adjoining ephemeral drainages. The environmental document should provide a justification for the effectiveness of the chosen distance for the setback.
- c. Project-related changes in upstream and downstream drainage patterns, runoff, and sedimentation should be included and evaluated in the environmental document.

6) Landscaping. Habitat loss and invasive plants are a leading cause of native biodiversity loss. CDFW recommends that the DEIR stipulate that no invasive plant material be used. Furthermore, we recommend using native, locally appropriate plant species for landscaping on the Project site. A list of invasive/exotic plants that should be avoided as well as suggestions for suitable landscape plants can be found at <https://www.cal-ipc.org/solutions/prevention/landscaping/>.

### **General Comments**

1) Disclosure. A DEIR should provide an adequate, complete, and detailed disclosure about the effect which a proposed Project is likely to have on the environment (Pub. Resources Code, § 20161; CEQA Guidelines, §15151). Adequate disclosure is necessary so CDFW

Mr. Claudia Pedroso  
City of Simi Valley  
September 9, 2022  
Page 6 of 11

may provide comments on the appropriateness of proposed avoidance, minimization, or mitigation measures, as well as to assess the significance of the specific impact relative to the species (e.g., current range, distribution, population trends, and connectivity).

2) Biological Baseline Assessment. CDFW recommends providing a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project area and where a project may result in ground disturbance. The assessment and analysis should place emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW recommends avoiding any sensitive natural communities found on or adjacent to the Project. The DEIR should include the following information:

- a. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. The DEIR should include measures to fully avoid and otherwise protect Sensitive Natural Communities from Project-related impacts. Project implementation may result in impacts to rare or endangered plants or plant communities that have been recorded adjacent to the Project vicinity.  
<https://www.wildlife.ca.gov/Data/VegCAMP/NaturalCommunities#sensitive%20natural%20communities> (CDFWc 2022);
- b. A complete, recent, floristic assessment within and adjacent to the Project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a thorough, recent, floristic-based assessment of special status plants and natural communities based on CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFWd 2018);
- c. Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the Project site and within the neighboring vicinity. The Manual of California Vegetation (MCV), second edition, should also be used to inform this mapping and assessment. The most updated version of the MCV can be accessed online at <https://www.cnps.org/vegetation/manual-of-california-vegetation>. Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts off-site. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
- d. A complete, recent, assessment of the biological resources associated with each habitat type on-site and within adjacent areas that could also be affected by the Project. CDFW's CNDDDB in Sacramento should be contacted to obtain current information on any previously reported sensitive species and habitat. An assessment should include a nine-quadrangle search of the CNDDDB to determine a list of species potentially present at a project site. A lack of records in the CNDDDB does not mean that rare, threatened, or endangered plants and wildlife do not occur in the project site. Field verification for the presence or absence of sensitive species is necessary to provide a complete biological assessment for adequate CEQA review [CEQA Guidelines, § 15003(i)]. CDFW recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at <https://wildlife.ca.gov/Data/CNDDDB/Submitting->

Mr. Claudia Pedroso  
City of Simi Valley  
September 9, 2022  
Page 7 of 11

Data.

- e. The DEIR should provide columns for each element and approximate acres potentially impacted by critical habitat type. CDFW recommends using “None” or the number zero to indicate no impacts and, provide a brief discussion why there would be no impacts to demonstrate that impacts were evaluated;
- f. A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species on-site and within the area of potential effect, including California Species of Special Concern and California Fully Protected Species (Fish & Game Code, §§ 3511, 4700, 5050 and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of the Project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. See CDFW’s [Survey and Monitoring Protocols and Guidelines](#) for established survey protocol for select species. Acceptable species-specific survey procedures may be developed in consultation with CDFW and the USFWS; and
- g. A recent, wildlife and rare plant survey. CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to two years as long as there was not a prevailing drought during the time of the botanical survey. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame, or in phases.

3) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures [CEQA Guidelines, §§ 15002(a)(3), 15021]. Pursuant to CEQA Guidelines section 15126.4, an environmental impact report shall describe feasible measures which could mitigate for impacts below a significant level under CEQA.

1. Level of Detail. Mitigation measures must be feasible, effective, implemented, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, §§ 15126.4, 15041). A public agency shall provide the measures that are fully enforceable through permit conditions, agreements, or other measures (Pub. Resources Code, § 21081.6). CDFW recommends that the City prepare mitigation measures that are specific, detailed (i.e., responsible party, timing, specific actions, location), and clear in order for a measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (CEQA Guidelines, § 15097; Pub. Resources Code, § 21081.6). Adequate disclosure is necessary so CDFW may provide comments on the adequacy and feasibility of proposed mitigation measures.
2. Disclosure of Impacts. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by the Project as proposed, the environmental document should include a discussion of the effects of proposed

Mr. Claudia Pedrosa  
City of Simi Valley  
September 9, 2022  
Page 8 of 11

mitigation measures [CEQA Guidelines, § 15126.4(a)(1)]. In that regard, the environmental document should provide an adequate, complete, and detailed disclosure about a project's proposed mitigation measure(s). Adequate disclosure is necessary so CDFW may assess the potential impacts of proposed mitigation measures.

4) Biological Direct, Indirect, and Cumulative Impacts. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR:

- a. A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage. The latter subject should address Project-related changes on drainage patterns and downstream of the Project site; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and, post-Project fate of runoff from the Project site. The discussion should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary and the potential resulting impacts on the habitat (if any) supported by the groundwater. Mitigation measures proposed to alleviate such Project impacts should be included.
- b. A discussion regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a Natural Community Conservation Plan (NCCP, Fish & Game Code, § 2800 et. seq.). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR;
- c. An analysis of impacts from land use designations and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the DEIR; and,
- d. A cumulative effects analysis, as described under CEQA Guidelines section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

5) CESA. CDFW considers adverse impacts to a species protected by CESA to be significant without mitigation under CEQA. As to CESA, take of any endangered, threatened, candidate species, or CESA-listed plant species that results from the Project is prohibited, except as authorized by state law (Fish & Game Code §§ 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an Incidental Take Permit (ITP) or a consistency determination in certain circumstances, among other options [Fish & Game Code, §§ 2080.1, 2081, subs. (b) and

Mr. Claudia Pedroso  
City of Simi Valley  
September 9, 2022  
Page 9 of 11

(c)]. Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

6) Moving out of Harm's Way. The proposed Project may result in impacting habitats on and/or adjacent to the Project site that may support wildlife. To avoid direct mortality, CDFW recommends that a qualified biological monitor approved by CDFW be on-site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or Project related construction activities. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss. If the Project requires species to be removed, disturbed, or otherwise handled, we recommend that the DEIR clearly identify that the designated entity shall obtain all appropriate state and federal permits.

7) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of moving an individual from a project site and permanently moving it to a new location. CDFW generally does not support the use of translocation or transplantation as the primary mitigation strategy for unavoidable impacts to rare, threatened, or endangered plant or animal species. Studies have shown that these efforts are experimental and the outcome unreliable. CDFW has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving sensitive plants and animals and their habitats.

8) Compensatory Mitigation. An environmental document should include mitigation measures for adverse Project related direct or indirect impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project-related impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. Areas proposed as mitigation lands should be protected in perpetuity with a conservation easement, financial assurance and dedicated to a qualified entity for long-term management and monitoring. Under Government Code, section 65967, the Lead Agency must exercise due diligence in reviewing the qualifications of a governmental entity, special district, or nonprofit organization to effectively manage and steward land, water, or natural resources on mitigation lands it approves.

9) Long-term Management of Mitigation Lands. For proposed preservation and/or restoration, an environmental document should include measures to protect the targeted habitat values from direct and indirect negative impacts in perpetuity. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include (but are not limited to) restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and

Mr. Claudia Pedroso  
City of Simi Valley  
September 9, 2022  
Page 10 of 11

increased human intrusion. An appropriate non-wasting endowment should be set aside to provide for long-term management of mitigation lands.

10) Project Description and Alternatives. To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:

- a. A complete discussion of the purpose and need for, and description of, the proposed Project, including all staging areas and access routes to the construction and staging areas; and,
- b. A range of feasible alternatives to Project component location and design features to ensure that alternatives to the proposed Project are fully considered and evaluated. Potential impacts to wildlife movement areas should also be evaluated, avoided, or mitigated consistent with applicable requirements of the City's General Plan.

## ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a data base which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link:

[http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDDB\\_FieldSurveyForm.pdf](http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDDB_FieldSurveyForm.pdf). The completed form can be mailed electronically to CNDDDB at the following email address: [CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov). The types of information reported to CNDDDB can be found at the following link: [http://www.dfg.ca.gov/biogeodata/cnddb/plants\\_and\\_animals.asp](http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp).

## Conclusion

We appreciate the opportunity to comment on the NOP to assist the City in identifying and mitigating Project impacts on biological resources. If you have any questions or comments regarding this letter, please contact Angela Castanon, Environmental Scientist, at [Angela.Castanon@wildlife.ca.gov](mailto:Angela.Castanon@wildlife.ca.gov).

Sincerely,

DocuSigned by:



B6E58CFE24724F5...

Erinn Wilson-Olgin  
Environmental Program Manager I  
South Coast Region



Mr. Claudia Pedroso  
City of Simi Valley  
September 9, 2022  
Page 11 of 11

ec: CDFW

Steve Gibson, Los Alamitos – [Steve.Gibson@wildlife.ca.gov](mailto:Steve.Gibson@wildlife.ca.gov)

Emily Galli, Fillmore – [Emily.Galli@wildlife.ca.gov](mailto:Emily.Galli@wildlife.ca.gov)

Cindy Hailey, San Diego – [Cindy.Hailey@wildlife.ca.gov](mailto:Cindy.Hailey@wildlife.ca.gov)

CEQA Program Coordinator, Sacramento – [CEQACommentLetters@wildlife.ca.gov](mailto:CEQACommentLetters@wildlife.ca.gov)

OPR

State Clearinghouse, Sacramento – [State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

## References:

- [CallPC] California Invasive Plant Council. 2022. Responsible Landscaping. Available from: [Responsible Landscaping – California Invasive Plant Council \(cal-ipc.org\)](https://cal-ipc.org)
- [CDFWa] California Department of Fish and Wildlife. 2022. Scientific Collecting Permits. Available from: <https://wildlife.ca.gov/Licensing/Scientific-Collecting>
- [CDFWb] California Department of Fish and Wildlife. 2022. Lake and Streambed Alteration Program. Available from: <https://wildlife.ca.gov/Conservation/LSA>.
- [CDFWc] California Department of Fish and Wildlife. 2018. Natural Communities. Available from: <https://www.wildlife.ca.gov/Data/VegCAMP/NaturalCommunities#sensitive%20natural%20communities>
- [CDFWd] California Department of Fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. Available from: <https://nrm.dfg.ca.gov>
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U.S. Fish and Wildlife Service. FWS/OBS-79/31. Washington, DC.
- Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2009. A Manual of California Vegetation, 2nd ed. Available from: <https://vegetation.cnps.org/>
- [USFWSa] U.S. Fish and Wildlife Service. 2022. USFWS Threatened & Endangered Species Active Critical Habitat Report. Online Mapper. Available from: <https://ecos.fws.gov/ecp/report/table/critical-habitat.html>
- USFWSb] U.S. Fish and Wildlife Service. 2022. National Wetlands Inventory. Online Mapper. Available from: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
- Ventura County. 2022. County View- Ventura County, California. Available from: <https://maps.ventura.org/countyview/>



# NATIVE AMERICAN HERITAGE COMMISSION

22 SEP 13 PM 1:43  
ENVIRONMENTAL SERVICES  
DEPARTMENT

August 24, 2022

Claudia Pedrosa, Principal Planner  
City of Simi Valley  
2929 Tapo Canyon Road  
Simi Valley, CA 93063

**Re: 2022080297, North Canyon Ranch (NCR) and Required Island Annexations (RIA) Project, Ventura County**

Dear Ms. Pedrosa:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Altebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

[Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,

*Cody Campagne*

Cody Campagne  
Cultural Resources Analyst


cc: State Clearinghouse



**VENTURA COUNTY  
AIR POLLUTION CONTROL DISTRICT**  
Memorandum

TO: Claudia Pedrosa, Principal Planner, City of Simi Valley

DATE: September 12, 2022

FROM: Nicole Collazo, Air Quality Specialist, VCAPCD Planning Division 

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the North Canyon Ranch and Required Island Annexations Project

Air Pollution Control District (APCD) staff has reviewed the subject Notice of Preparation (NOP) and Initial Study for the draft environmental impact report (DEIR), which will analyze the environmental impacts of a project to construct 159 single family homes and 50 multi-family units, along with open space, roadways, landscaping, and slope areas. The project is also proposing to annex several “islands” scattered through various regions bordering the City lines, most of which have already been developed. The Lead Agency is the City of Simi Valley.

APCD has the following comments regarding the project’s NOP of a DEIR.

1) *Air Quality Section*- The air quality assessment should consider project consistency with the 2016 Air Quality Management Plan (AQMP), or most recently adopted AQMP. The 2016 AQMP presents Ventura County’s strategy (including related mandated elements) to attain the 2008 federal 8-hour ozone standard by 2020, as required by the federal Clean Air Act Amendments of 1990 and applicable U.S. EPA clean air regulations. The 2016 AQMP uses an updated 2012 emissions inventory as baseline for forecasting data, SCAG RTP 2016 data, and CARB’s EMFAC2014 emission factors for mobile sources. The population growth projections should use population data contain in the most recent RTP/SCS planning document from the Southern California Association of Governments for the City of Simi Valley. The AQMP can be downloaded from our website at <http://www.vcapcd.org/AQMP-2016.htm>.

2) The Ventura County Air Quality Assessment Guidelines (AQAG) is recommended to evaluate all potential air quality impacts. The AQAG are also downloadable from our website here: <http://www.vcapcd.org/environmental-review.htm>. Specifically, the air quality assessment should consider reactive organic compound, nitrogen oxide emissions and particulate matter from all project-related motor vehicles, sources not permitted with APCD, and construction equipment that may result from potential buildout, as appropriate to future development policies and implementation measures. We note that the AQAG has not been updated since 2003 and serves as a reference and is not required or mandated by the APCD (AQAG, Page 1-1). Current air quality determinations follow the same methodology but using different tools (CalEEMod vs. URBEMIS, updated OEHHA standards for toxics). The recommended list of mitigation measures in the AQAG are also limited and outdated.

More innovative solutions exist rather than contributing to a TDM Fund Mitigation, such as installing bicycle lockers, EV charging stations, energy standards exceeding Title 24, etc. exist for operational mitigation.

3) It is important to quantify construction emissions, although they are temporary and short-term in nature and not included in the impact determination for attaining the ambient air quality standards for ozone. Construction is expected to occur for more than 12 months, which is a significantly lengthy amount of time for diesel particulate matter and ozone precursors to be emitted nearby sensitive receptors, especially infants in the development stages. Emission reduction measures such as requiring Tier 4 off-road construction equipment can reduce pollutants by up to 85% and is highly recommended if construction emissions are above 25 lbs./day of ROC or NOx. Using low-VOC paints may also reduce ROC emissions once construction estimates are known. We suspect larger NOx emissions due to the amount of grading and amount to be exported and proximity to sensitive receptors such as nearby parks and residential communities. Other emissions reduction measures include requiring all 2010 and newer on-road engine vehicles for exporting material, in line with the California State Regulation for In-Use On-Road Diesel Vehicles Title 13, CCR §202 for fleet mixes.

Thank you for the opportunity to comment on the project. If you have any questions, you may contact me at [nicole@vcapcd.org](mailto:nicole@vcapcd.org).





## Ventura County Fire Protection District

### MEMORANDUM

DATE: September 2, 2022

TO: Anthony Ciuffetelli

AGENCY: City of Simi Valley- Claudia Pedroso

FROM: Corina Cagley, Fire Prevention Officer

PROJECT NUMBER: RMA# 22-023/ TT5658-A / Initial Study-prep EIR

APPLICANT: SVJV Partners, LLC

LOCATION: North Canyon Ranch-extension Falcon Street/First Street

DESCRIPTION: North Canyon Ranch – development and annexation of a residential project and annexation of developed County areas surrounded by City jurisdiction. The project includes 159 single family residences and 50 multi-family residences

This project will require a redesign for the North Canyon Ranch property. Items of concern are:

**Maximum Dead-End Access Road Length** - When only one (1) access point is provided, the maximum length of access roads shall not exceed 800 feet from the point of two (2) separate means of ingress / egress.

**Horizontal Turn Radius in SRA.** Fire apparatus access roads shall have a minimum horizontal **inside** radius curvature of 50 feet.

**Separation in Hazardous Fire Areas and State Responsibility Areas.** The minimum separation of primary and secondary access roads in areas determined to be hazardous fire areas or State Responsibility Areas shall be 1,000 feet.

**Setback for Structures in FHSZs-** New structure in any FHSZ within the SRA, or very high FHSZ in the LRA shall be setback in accordance with CCR Title 14. Contact Fire Department for more options.

**Provide a Preliminary Fire Protection Plan-** Contact VCFD for more information

**Multifamily Units-** Single access road or dead-end road, regardless of length shall not serve more than 30 dwelling units.




## WATERSHED PROTECTION

### MEMORANDUM

---

**DATE:** August 25, 2022

**TO:** Anthony Ciuffetelli, Planner, Planning Division

**FROM:** James Maxwell, Groundwater Specialist, Water Resources Division 

**SUBJECT:** RMA 22-023 – North Canyon Ranch & Required Island Annexations

The Ventura County Public Works Agency – Watershed Protection, Water Resources Division, Groundwater Resources Section (GRS) reviewed the *Initial Study Assessment for the North Canyon Ranch & Required Island Annexation Project* (IS) and associated documents prepared and submitted by the City of Simi Valley.

#### PROJECT DESCRIPTION

The IS was prepared for the North Canyon Ranch proposed development and annexation of developed County areas completely surrounded by the City of Simi Valley, referred as County Islands. The North Canyon Ranch project site is located in the northwestern portion of Simi Valley on Assessor's Parcel Number (APN) 615-0-500-075. The project would subdivide the current parcel and construct a residential development of 159 single family homes and 50 multi-family units, along with open space, roadways, landscaping and slope areas. Nine unincorporated areas currently under Ventura County jurisdiction are located within the City's adopted Sphere of Influence (SOI) and City Urban Restriction Boundary (CURB). The nine Islands consist of a total of 444 individual APNs and 425 dwelling units on 326.06 acres. These areas are proposed for annexation to and by the City, along with the North Canyon Ranch project property.

#### GROUNDWATER QUANTITY AND WATER SUPPLY

The North Canyon Ranch development is located adjacent to the Simi Valley Valley Basin, a very-low priority groundwater basin designated by the Department of Water Resources (DWR) as Basin No. 4-009. The nine Islands overlie the Simi Valley Basin.

Ventura County Waterworks District No. 8 (VCWWD-8) provides water service to the City of Simi Valley. According to the *Ventura County Waterworks District No. 8 – City of Simi Valley 2020 Urban Water Management Plan* (2020 UWMP) VCWWD-8 receives 99% of its supply from imported State Water Project (SWP) water purchased from Calleguas Municipal Water District (CMWD) and the remainder from local groundwater and recycled water. VCWWD-8 supplies water to 68% of the City in its western, eastern and northern areas. Golden State Water Company (GSWC) provides water to the central portion of the City. The 2020 UWMP states that most new development opportunities lie within the GSWC service area and that VCWWD-8 anticipates some growth. The 2020 UWMP's

Drought Risk Assessment concluded that VCWWD-8 has adequate supplies to meet demands during average, single-dry and multiple-dry years.

The IS discusses that groundwater will not be used for the North Canyon Ranch development but does not identify the water source for the project or provide an anticipated water usage at full build-out. The development is adjacent to the VCWWD-8 service area. The IS states that the project would connect to nearby utility lines and that an Environmental Impact Report (EIR) would account for and evaluate the degree of increase in demand attributed to utilities. The proposed development would disturb approximately 75.5 acres of the project site. The project would introduce impervious surfaces and increased stormwater runoff. The IS states that the "Increased runoff that may otherwise occur from development must be minimized through LID and other compliance measures noted in Section X.a to avoid substantial groundwater recharge." This statement is confusing and suggests preventing stormwater from recharging groundwater, which could be a potentially significant impact to the adjacent groundwater basin. Additional information should be presented in the EIR discussing the site hydrology and quantifying the amount of water that would be prevented from infiltrating and/or allowed to infiltrate and recharge underlying groundwater.

The Required Island Annexations are located within the service area of VCWWD-8. The IS states that several of the Island parcels may need to be detached from County utility services and attached to City utility services and that the change in utility demand would be small because of the size of the annexation areas and no expansions in utilities would be anticipated. The EIR should elaborate and clarify if this would change the source of water or increase the amount of water consumed by the Islands.

### **GROUNDWATER QUALITY**

Sanitary sewer service is provided by the City of Simi Valley Sanitation Department. Wastewater is treated by the Simi Valley Water Quality Control Plant and discharged to the Arroyo Simi as tertiary treated water. According to the 2020 UWMP, a portion of the recycled water is reused for irrigation and industrial purposes. The North Canyon Ranch development would increase the volume of wastewater to be treated and discharged. The groundwater in the Simi Valley Basin experiences elevated levels of Total Dissolved Solids (TDS). The EIR should evaluate if the increase in produced and treated wastewater would impact the groundwater quality in the Simi Valley Basin and if the Simi Valley Water Quality Control Plant has sufficient capacity to handle the additional wastewater volume.

The IS states that approximately 75.5 acres of the site would be disturbed during development. The EIR should discuss if grading would include cut and fill operations, placement of engineered fill, or if imported soil would be required for fill activities. To minimize potential leaching of contaminants from new soils to the underlying aquifers and aquifer recharge areas, imported fill should be screened and assessed prior to placement. The Department of Toxic Substance Control's (DTSC's) *October 2001 Clean Imported Fill Material Information Advisory* guidelines are commonly used for this purpose.




## WATERSHED PROTECTION

### MEMORANDUM

---

**DATE:** August 25, 2022

**TO:** Anthony Ciuffetelli, Planner, Planning Division

**FROM:** James Maxwell, Groundwater Specialist, Water Resources Division 

**SUBJECT:** RMA 22-023 – North Canyon Ranch & Required Island Annexations

The Ventura County Public Works Agency – Watershed Protection, Water Resources Division, Groundwater Resources Section (GRS) reviewed the *Initial Study Assessment for the North Canyon Ranch & Required Island Annexation Project* (IS) and associated documents prepared and submitted by the City of Simi Valley.

#### PROJECT DESCRIPTION

The IS was prepared for the North Canyon Ranch proposed development and annexation of developed County areas completely surrounded by the City of Simi Valley, referred as County Islands. The North Canyon Ranch project site is located in the northwestern portion of Simi Valley on Assessor's Parcel Number (APN) 615-0-500-075. The project would subdivide the current parcel and construct a residential development of 159 single family homes and 50 multi-family units, along with open space, roadways, landscaping and slope areas. Nine unincorporated areas currently under Ventura County jurisdiction are located within the City's adopted Sphere of Influence (SOI) and City Urban Restriction Boundary (CURB). The nine Islands consist of a total of 444 individual APNs and 425 dwelling units on 326.06 acres. These areas are proposed for annexation to and by the City, along with the North Canyon Ranch project property.

#### GROUNDWATER QUANTITY AND WATER SUPPLY

The North Canyon Ranch development is located adjacent to the Simi Valley Valley Basin, a very-low priority groundwater basin designated by the Department of Water Resources (DWR) as Basin No. 4-009. The nine Islands overlie the Simi Valley Basin.

Ventura County Waterworks District No. 8 (VCWWD-8) provides water service to the City of Simi Valley. According to the *Ventura County Waterworks District No. 8 – City of Simi Valley 2020 Urban Water Management Plan* (2020 UWMP) VCWWD-8 receives 99% of its supply from imported State Water Project (SWP) water purchased from Calleguas Municipal Water District (CMWD) and the remainder from local groundwater and recycled water. VCWWD-8 supplies water to 68% of the City in its western, eastern and northern areas. Golden State Water Company (GSWC) provides water to the central portion of the City. The 2020 UWMP states that most new development opportunities lie within the GSWC service area and that VCWWD-8 anticipates some growth. The 2020 UWMP's

Drought Risk Assessment concluded that VCWWD-8 has adequate supplies to meet demands during average, single-dry and multiple-dry years.

The IS discusses that groundwater will not be used for the North Canyon Ranch development but does not identify the water source for the project or provide an anticipated water usage at full build-out. The development is adjacent to the VCWWD-8 service area. The IS states that the project would connect to nearby utility lines and that an Environmental Impact Report (EIR) would account for and evaluate the degree of increase in demand attributed to utilities. The proposed development would disturb approximately 75.5 acres of the project site. The project would introduce impervious surfaces and increased stormwater runoff. The IS states that the "Increased runoff that may otherwise occur from development must be minimized through LID and other compliance measures noted in Section X.a to avoid substantial groundwater recharge." This statement is confusing and suggests preventing stormwater from recharging groundwater, which could be a potentially significant impact to the adjacent groundwater basin. Additional information should be presented in the EIR discussing the site hydrology and quantifying the amount of water that would be prevented from infiltrating and/or allowed to infiltrate and recharge underlying groundwater.

The Required Island Annexations are located within the service area of VCWWD-8. The IS states that several of the Island parcels may need to be detached from County utility services and attached to City utility services and that the change in utility demand would be small because of the size of the annexation areas and no expansions in utilities would be anticipated. The EIR should elaborate and clarify if this would change the source of water or increase the amount of water consumed by the Islands.

### GROUNDWATER QUALITY

Sanitary sewer service is provided by the City of Simi Valley Sanitation Department. Wastewater is treated by the Simi Valley Water Quality Control Plant and discharged to the Arroyo Simi as tertiary treated water. According to the 2020 UWMP, a portion of the recycled water is reused for irrigation and industrial purposes. The North Canyon Ranch development would increase the volume of wastewater to be treated and discharged. The groundwater in the Simi Valley Basin experiences elevated levels of Total Dissolved Solids (TDS). The EIR should evaluate if the increase in produced and treated wastewater would impact the groundwater quality in the Simi Valley Basin and if the Simi Valley Water Quality Control Plant has sufficient capacity to handle the additional wastewater volume.

The IS states that approximately 75.5 acres of the site would be disturbed during development. The EIR should discuss if grading would include cut and fill operations, placement of engineered fill, or if imported soil would be required for fill activities. To minimize potential leaching of contaminants from new soils to the underlying aquifers and aquifer recharge areas, imported fill should be screened and assessed prior to placement. The Department of Toxic Substance Control's (DTSC's) *October 2001 Clean Imported Fill Material Information Advisory* guidelines are commonly used for this purpose.



September 12, 2022

Claudia Pedroso  
City of Simi Valley Planning Division  
2929 Tapo Canyon Road  
Simi Valley, CA 93063

**SUBJECT: Response to Notice of Preparation of an Environmental Impact Report for the North Canyon Ranch Project and Required (Unincorporated) Island Annexations Project**

Dear Claudia Pedroso,

Thank you for providing the Ventura County Planning Division (Planning Division) with the opportunity to comment regarding the Notice of Preparation of an Environmental Impact Report (EIR) for the North Canyon Ranch Project and Required (unincorporated) Island Annexations (proposed project). The Planning Division coordinates with neighboring jurisdictions and provides review and comment on environmental documents prepared for projects that could affect the unincorporated area.

The proposed project includes the North Canyon Ranch development and nine unincorporated island annexations, as described below:

- **North Canyon Ranch.** This element of the proposed project would subdivide an approximately 160-acre site on the northern perimeter of the city to develop 159 single family homes, 50 multi-family units, and preserve open space. The project would also complete the planned extension of Falcon Street through the canyon to connect to the current northerly terminus of First Street. The project site is located within the unincorporated area of Ventura County and has a General Plan Designation of Open Space. The site is within the Sphere of Influence and City Urban Restriction boundary for the City of Simi Valley.
- **Unincorporated Island Annexations.** This element of the proposed project would annex 326-acres as required by the Local Agency Formation Commission (LAFCo). The acreage consists of nine, unincorporated areas located throughout the incorporated City of Simi Valley and the Notice of Preparation refers to these "unincorporated islands" as Islands 1 through 9. These unincorporated islands are within the City's adopted Sphere of Influence and City Urban Restriction Boundary. The unincorporated islands are mostly developed with 425 single family homes, and also include five undeveloped

single-family parcels and 14 other parcels that consist of open space lots and easements. No new development is proposed at this time in the unincorporated islands.

The focus of this letter is potential cumulative impacts to biological resources. Development in the North Canyon Ranch could impact biological resources. Therefore, the Biological resources section of the EIR should evaluate whether the proposed project would result in impacts to biological resources under the California Environmental Quality Act (CEQA).

### **Biological Impacts due to the North Canyon Ranch Development**

The Biological Resources section of the Initial Study identified potential impacts to the California gnatcatcher (*Poliopitila californica*) that would occur due to development on the North Canyon Ranch site. However, there may be additional state and federally listed species within and immediately outside in the undeveloped portions of the area including Spadefoot Toad (*Spea hammondi*) and Bell's Sage Sparrow (*Artemisospiza belli*). The EIR should identify if these species occur on the site. Any impacts should be mitigated and conservation plans should be completed with federal agencies as needed.

Thank you again for the opportunity to comment on this Notice of Preparation for an Environmental Impact Report. If you have any questions about this letter, please contact Joel Hayes at [Joel.Hayes@ventura.org](mailto:Joel.Hayes@ventura.org) or 805.654.2834

Sincerely,



Dave Ward, AICP | Planning Director  
County of Ventura, Planning Division



Cumulative Projects

---

# APPENDIX A



# CITY OF SIMI VALLEY

## DEVELOPMENT SUMMARY

Updated: 08/03/2022

### Legend

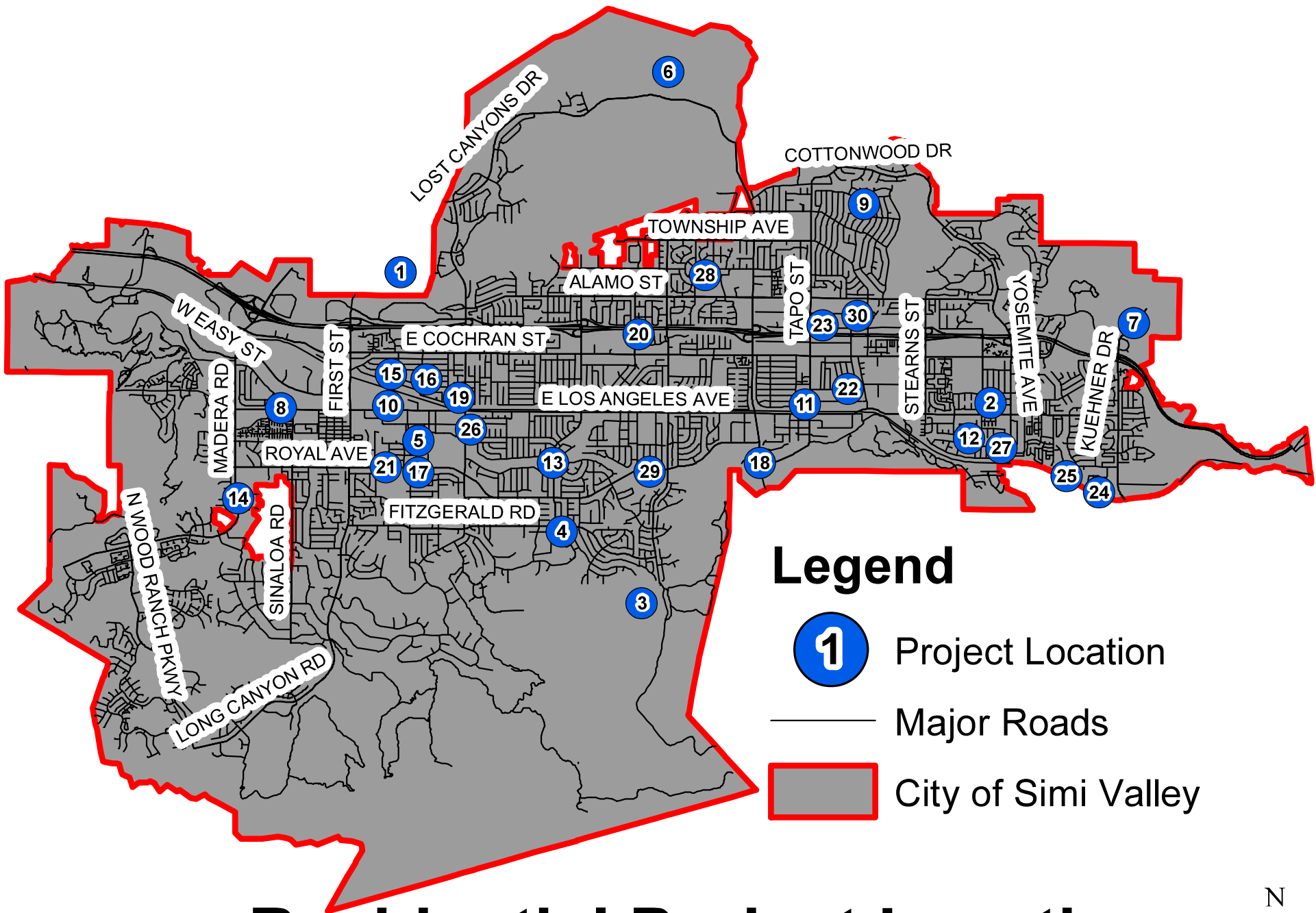
CUP = Conditional Use Permit  
DA = Development Agreement  
GPA = General Plan Amendment  
PD = Planned Development Permit  
PR = Preliminary Review  
SP = Specific Plan  
TE = Time Extension  
TPM = Tentative Parcel Map  
TT = Tentative Tract Map  
WTP = Wireless Telecommunications Permit  
W = Wireless Telecommunications Permit at Water Tank  
Z = Zone Change

### Index

### Page

Residential Projects	2
Mixed-Use Projects	15
Commercial Projects	17
Industrial Projects	26
Wireless Facilities	34
Citywide Projects	44

This development summary provides a comprehensive list of residential, commercial, industrial, wireless telecommunications facility, mixed-use and Citywide projects in review, recently approved, or under construction as of the end of the time period specified above. Projects can be located by using the Map Number in the first column and referring to the maps in the front of each report. This Development Summary is updated on a quarterly basis. Inquiries regarding the Development Summary should be directed to the Planning Division at (805) 583-6769.



# Residential Project Locations Development Summary



## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	ANX-0077	<u>North Canyon Ranch</u> Annexation of North Canyon Ranch into the City limits	NORTH SIDE OF FALCON STREET, 200 FEET WEST OF ERRINGER ROAD	SVJV Partners, LLC PO Box 701 North 44th Street Phoenix, AZ 85008 480-429-3000	<b>Deemed Complete</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org
	Z-S-0613	<u>North Canyon Ranch</u> Pre-zone site to Residential Medium (RM) and Open Space (OS)			<b>Deemed Complete</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org
	GPA-0073	<u>North Canyon Ranch</u> Amend General Plan Land Use designation to Open Space and Medium Residential			<b>Deemed Complete</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org
	TT5658-A	<u>North Canyon Ranch</u> Subdivide into 210 units for residential development			<b>Deemed Complete</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org
	PD-S-1054	<u>North Canyon Ranch</u> Construct a total of 210 units: 160 detached houses and 50, multi-family, senior, affordable units.			<b>Deemed Incomplete</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org
2	TT5585	<u>Stow Villas</u> Subdivide into 16 lots for residential development	5496 E LOS ANGELES AV	George Hafoury 210 North Central Avenue, #101 Glendale, CA 91203 818-731-3009	<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	PD-S-0964	<u>Stow Villas</u> Construct 16 townhomes with three moderate income residences with an Affordable Housing Agreement			<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
3	PD-S-0930	<u>Runkle Canyon</u> Construct 298 single-family residences, 25 custom single-family homes, and 138 senior housing units	SOUTHERLY TERMINUS OF SEQUOIA AVENUE	Runkle Canyon LLC 25152 Springfield Court, #180 Valencia, CA 91355 661-219-6880	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-0930-MOD# 01	<u>Runkle Canyon</u> Construct a 138-unit senior condominium complex with related improvements		Lise Cowderoy 949-278-3768 lcowderoy-x@kbhome.com	<b>In Plan Check</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	CUP-S-0684	<u>Runkle Canyon</u> Construct a senior recreational center with related improvements			<b>In Plan Check</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-0930-MOD# 02	<u>Runkle Canyon</u> Approve plot, floor, and building elevation plans for 298 detached single-family houses		Runkle Canyon LLC 25152 Springfield Court, #180 Valencia, CA 91355 661-219-6880	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	DA-2004-01-AMD# 03	<u>Runkle Canyon</u> Development Agreement Amendment extension for three years			<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	DA-2021-0001	<u>Runkle Canyon</u> To amend the Development Agreement for a three-year time extension, and reuse of the Certified Final Environmental Impact Report and Addendum for the Runkle Canyon/Woodlands project located at the south terminus of Sequoia and Talbert Avenues.			<b>Approved/Unbuilt</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
4	CUP-S-0713	<u>Archangel Michael Coptic Orthodox Church</u> Construct a 500-seat sanctuary, multi-purpose room, day care center, guest house, and convert existing church to senior center	1122 APPLETON RD	Father Markos Hanna 1122 Appleton Road Simi Valley, CA 93065 805-385-7873	<b>Under Construction</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
	CUP-S-0713-MOD #01	<u>Archangel Michael Coptic Church</u> Interior and exterior modifications to an approved (unbuilt) church mutli-purpose building			<b>Completed/Closed</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
	CUP-S-0713-AA#01	<u>Archangel Michael Coptic Orthodox Church</u> Construct a 303-sq. ft. free standing electrical enclosure and relocate 11 Clean Air Vehicle Parking Spaces			<b>Under Construction</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
	CUP-S-2021-0006	<u>Archangel Michael Coptic Orthodox Church</u> A request to modify the approved multi-purpose building to include a 1,008 square-foot addition.			<b>In Plan Check</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
5	PD-S-0965-MOD#01	<u>River Run</u> Construct a 40-unit townhomes complex	1748 HEYWOOD STREET	Warmington Residential California Mickie Sponaugle 3090 PULLMAN ST COSTA MESA, CA 92626 (714) 434-4405 mickie@warmingtongroup.com	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TT5886	<u>River Run</u> Subdivide 2.31-acres into 40 units for residential development			<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
6	TT5734	<u>Lost Canyons</u> Subdivide 1,770 acres for 364 single-family residential lots, recreation commercial lots, and common area lots.	3301 LOST CANYONS DRIVE	NPLC Lost Canyon LLC c/o Newport Pacific Land Company 100 Bayview CIR 240 Newport Beach, CA 92660 949-945-2295 nshih@npland.com	<b>In Plan Check</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	PD-S-1021	<u>Lost Canyons</u> Master Planned Development to grade for 364 single family lots, construct infrastructure, streets, and common area improvements, convert from public to private golf course, and related uses			<b>In Plan Check</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	PD-S-1021-TE#01	<u>Lost Canyons</u> A 3-year extension of the expiration for PD-S-1021.			<b>Approved/Unbuilt</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	PD-S-1021-MOD#01	<u>Lost Canyons</u> Changed to CD-S-1021-MOD#1 Design review and house plotting for 184 houses per Master PD and Tent. Tract. Phase 1 is 680 acres.			<b>In Plan Check</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
7	PD-S-1030	<u>Pinehurst</u> Construct 24 single-family residences	CANYON OAKS DRIVE AT NORTHEAST CORNER OF KUEHNER DRIVE AND 118 FREEWAY	Pinehurst, LLC 1000 Dove Street, #300 Newport Beach, CA 93660 949-660-8988	<b>Under Construction</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org
	PD-S-1030-TE#1	<u>Pinehurst</u> Administrative Time Extension for the construction of 24 houses			<b>Under Construction</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
8	CUP-S-0793	<u>Meridian Assisted Living Facility</u> Construct a three-story assisted living facility	525 EAST LOS ANGELES AVENUE	Larry Greene 29395 Agoura Rd.#204 Agoura Hills, CA 91301 818-388-2600	<b>Approved/Unbuilt</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	CUP-S-0793-TE#01	<u>Meridian Assisted Living Facility</u> Three year time extension to construct a 106-bed residential care facility.			<b>Approved/Unbuilt</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
9	PD-S-1041	<u>Fountain Wood Estates</u> Construct 13-single family residences	BETWEEN THE EASTERN TERMINUS OF PRESIDIO DRIVE AND DENTON AVENUE	JBR Management Co LLC 8383 Wilshire Boulevard Suite 1036 Beverly Hills, CA 90211 323-653-6100 Mark@jbrdev.com	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TT5965	<u>Fountain Wood Estates</u> Vacate right-of-way to the north, subdivide a 3.9-acre parcel for 13 single family residences with a private cul-de-sac			<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-1041 MOD#1	<u>Fountain Wood Estates MOD#1</u> Modification to replace the single-story homes on Lots 5, 6 and 1; architectural changes to Plan 2.			<b>In Plan Check</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
10	PD-S-1046	<u>River House</u> Construct a 28-unit senior apartment complex with three affordable units with an Affordable Housing Agreement	1424 PATRICIA AVENUE	FABIO MALEK 4733 Torrance Blvd., #688 Torrance, CA 90503 310-918-5455 fabiomalek@yahoo.com	<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	PD-S-1046-TE#01	Three-year administrative time extension			<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
11	PD-S-1050	<u>Sueno Apartments</u> Construct a 10-unit multi-family dwelling with one affordable housing unit with an Affordable Housing Agreement	BUYERS STREET AND SHOPPING LANE	Efrain Sandoval 2480 Fig Street Simi Valley, CA 93063-2461 805-433-2417	<b>In Plan Check</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
12	TT5982	<u>Nehoray Apartments</u> Subdivide a 0.51- acre parcel for condominium purposes	SOUTHEAST OF LOS ANGELES AND STOW STREET	Farshid Nehoray 12338 Gorham Avenue Los Angeles, CA 90049 818-590-8488	<b>In Plan Check</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-1052	<u>Nehoray townhomes</u> Construct eight townhomes			<b>In Plan Check</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
13	PD-S-1053	<u>Sycamore Landing</u> Construct a 311-unit apartment complex with 212 market rate units and 99 senior affordable units with an Affordable Housing Agreement	1692 SYCAMORE DRIVE	USA Properties Fund, Inc & Area Housing Authority 3200 Douglas Blvd., #200 Roseville, CA 95661 916-724-3840	<b>Under Construction</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
14	TP-S-0689	<u>Salame Subdivision</u> Subdivide a 1.0-acre parcel into three parcels for residential development of three single-family residences	310 ROYAL AVENUE	Robin Salame 17650 Belinda Street Encino, CA 91316 818-606-5957	<b>Approved/Unrecorded</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	Z-S-2021-0003	<u>Salame Subdivision</u> Subdivide a 1.0-acre parcel into three parcels for residential development of three single-family residences. Zone Change of RL to RM.			<b>Completed/Closed</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
15	PD-S-1057	<u>Mashihi</u> Construct 25 multi-family units with affordable units with an Affordable Housing Agreement	1392 & 1408 PATRICIA AVENUE	Jacques Mashihi 8671 Wilshire Blvd. #610 Beverly Hills, CA 90211 310-855-0823	<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	TT6027	Tentative Tract Map for 25 condominiums			<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
16	PD-S-1061	<u>Forefront Homes</u> Construct 10 single-family residences	2145 CALLAHAN AVE	Forefront Development, Inc. P. O. Box 1873 Thousand Oaks, CA 91358 805-857-7286	<b>Under Construction</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	TT6019	<u>Forefront Homes</u> Subdivide a 1.97-acre parcel into 10 residential lots			<b>Under Construction</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
17	CUP-S-0661-TE#03	<u>Patricia Place</u> Request for a third three-year Time Extension for 12-unit senior assisted living care facility	1350 PATRICIA AVENUE	Maria Mendez 1391 Mellow Lane Simi Valley, CA 93065 805-217-5284	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
18	CUP-S-0822	<u>Hacienda Peppertree</u> Construct a 357-unit senior residential care facility	SOUTHWEST CORNER OF TAPO CANYON ROAD AND GUARDIAN STREET	Peppertree Ranch, LLC 1217 Mellow Lane Simi Valley, CA 93065 805-340-2790	<b>Approved/Unbuilt</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
	TP-S-0695	<u>Hacienda Peppertree</u> Subdivide a 20.7-acre site into three parcels for a senior residential care facility			<b>Approved/Unbuilt</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
	PR-2022-0002	<u>Enso Village</u> Proposed Modification to CUP-S-0822 (to construct a 357-unit senior residential care facility). The modification is for a 332-unit Continuing Care Retirement Community (CCRC) within the Brandein Bardin Specific Plan. The Project will consist of independent living, assisted living, memory care and workforce housing. The proposed project is bisected by Meier Creek, which will remain as part of the project. Three privately maintained bridges are proposed to cross-over the Creek to provide access, sufficient parking, landscape and open space is also proposed.		The Kendal Group Stephen Bailey 1107 E Baltimore Pike Kennett Square, PA 19348 610-806-2341 sbailey@kcorp.kendal.org	<b>Applied/Submitted</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
19	PD-S-1065	<u>Nikhoo Apartments</u> Construct a six-unit apartment complex	1740 PATRICIA AVENUE	Nick Nikkhoo 6603 Shoup AV West Hills, CA 91307-3748 818-913-1605 nickconstructionsite@yahoo.com	<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
20	PD-S-1066	<u>Sycamore Grove aka The Enclave</u> Construct a mixed-use project consisting of 164 residences (58 townhomes and 106 single-family residences), open space areas, and 6,000 square feet of commercial space	3013 E COCHRAN ST	LENNAR HOMES CALIFORNIA INC 15131 Alton PKWY 365 Irvine, CA 92618 949-389-1403 Jack.Hepworth@Lennar.com	<b>Under Construction</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
21	PD-S-1067	<u>Vantage Apartments</u> Construct a 54-unit apartment complex in a single building with four affordable units with an Affordable Housing Agreement	1260 AND 1270 PATRICIA AVENUE	Adrian Stern 17404 Ventura Blvd., 2nd Floor Encino, CA 91316 818-906-2230	<b>Completed/Closed</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
22	Z-S-0748	<u>Ralston Meadow Estates</u> Zone change from RVL to RM	EAST OF RALSTON AVENUE, 475 FEET SOUTH OF LEEDS STREET	Dennis Hunter 2226 Booth Street Simi Valley, CA 93065 805-206-0952	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	GPA-0106	<u>Ralston Meadow Estates</u> Change General Plan land use designation from Residential Very Low to Residential Medium.			<b>Approved/Unrecorded</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	PD-S-1071	<u>Ralston Meadow Estates</u> Planned Development Permit to construct 6 single family dwelling units			<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	TT6031	<u>Ralston Meadows Estates</u> Construction of six single family dwelling units			<b>Approved/Unrecorded</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
23	PD-S-1074	<u>4610 Alamo LLC</u> Subdivide existing 60,472 SF lot into three residential lots, 20,000 SF minimum each lot with a 2,600 SF Single Family Residence and a 1,200 SF ADU.	4610 ALAMO STREET	4610 Alamo LLC 2 Peregrine Circle Oak Park, CA 91377 818-974-7474	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
24	PR-2021-0001	Preliminary Review for proposed two-story, four-unit residential apartment complex consisting of two buildings	EMPTY LOT NEAR THE INTERSECTION OF KATHERINE RD AND ROCKINGHAM DR.	Phillip Terry 1388 Strawberry Hill RD Thousand Oaks, CA phillipterry@kw.com	<b>Completed/Closed</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
25	PD-S-2021-0007	<u>SIMI COUNTRY MOBILE HOME PARK SOLAR CANOPY</u> Planned Development Permit for the installation of new solar panel canopy structures.	1550 RORY LN	Richard Doss 818-865-4168 RICH@PACIFICCOASSTCIVIL.COM	<b>Deemed Complete</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
26	PD-S-2022-0001	<u>The Churchill Apartments</u> Planned Development Permit for an 83 unit multi-family apartment project on a 3.11 acre property	1850 HEYWOOD ST 1/4	CHRIS ITULE 920 HAMPSHIRE RD SUITE A4 WESTLAKE VILLAGE, CA 91361 805-379-5005 chris@itulegroup.com	<b>Completed/Closed</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	Z-S-2022-0002	<u>The Churchill Apartments</u> Planned Development Permit for an 83 unit multi-family apartment project on a 3.11 acre property			<b>Approved/Unrecorded</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
27	GPPS-2022-0001	General Plan Amendment Prescreening to change the General Plan designations from General Commercial and Medium Density to High Density with concurrent filing of a request for a Zone Change from CPD and RM to RH.	1845 OAK RD	City Ventures Homebuilding, LLC Michelle Thrakulchavee 949-258-7536	<b>Applied/Submitted</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
28	GPPS-2022-0002	GPA Prescreening to change the existing GP Land use designation from Civic Center to Moderate Density to accommodate 10 affordable single family detached houses (Habitat for Humanity).	3802 AVENIDA SIMI	Darcy Taylor 1850 Eastman AV OXNARD, CA 93030 805-485-6065 darcy@habitatventura.org	<b>Approved/Unbuilt</b> Alex Clingman 805-583-6772 aclingman@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

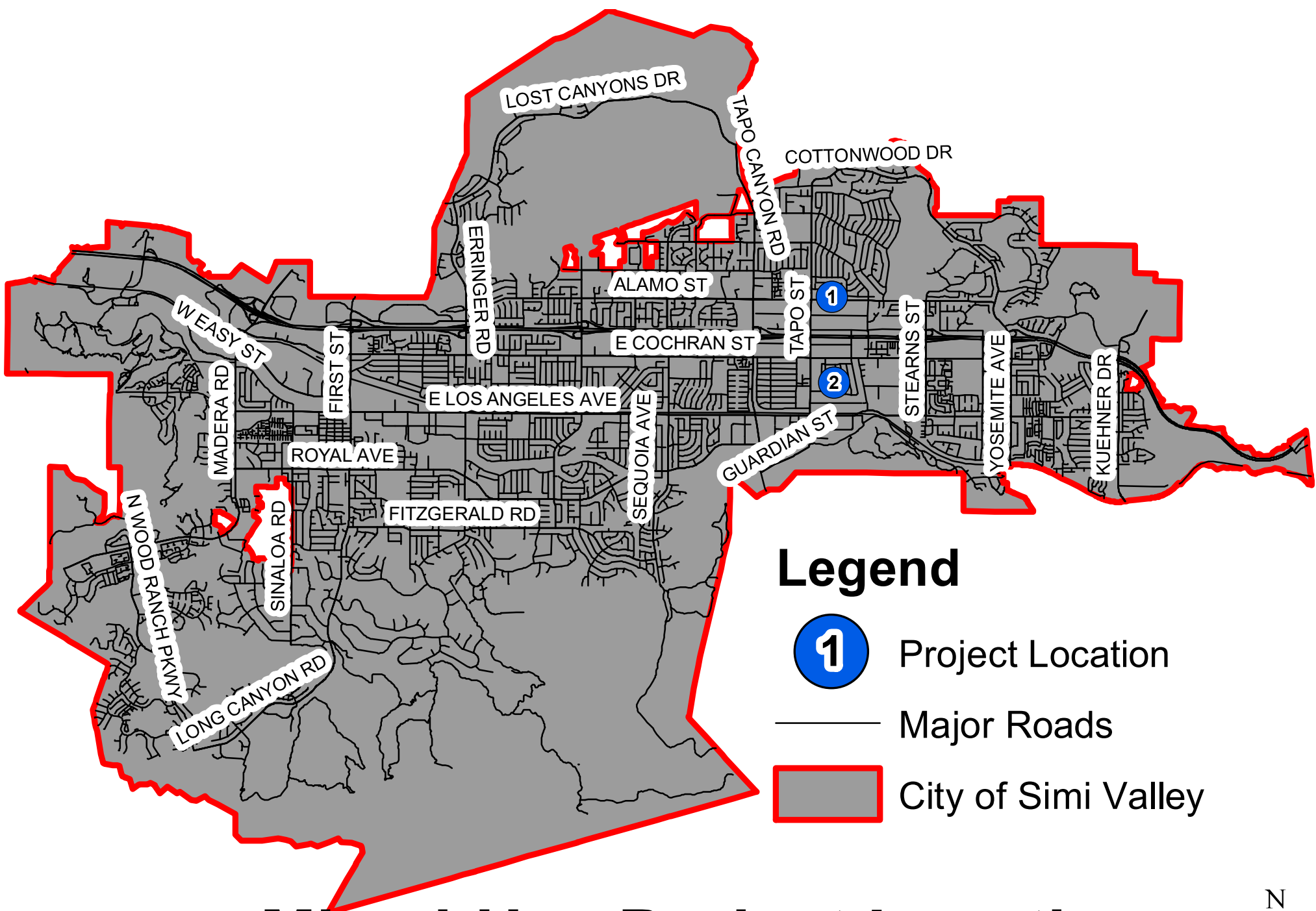
Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
29	TP-S-2022-0002	<p><u>Single-Family Residential Development at 3068 Royal Ave.</u>                      Planned Development Permit and Tentative Parcel Map to subdivide a 1.45 acre lot into three residential lots and construct three single-family residences. Proposal includes a Specific Plan Amendment to Sequoia Heights SP (SP-S-0003-AMD#02) to change designation of subject lot from Residential Estate (RE) to Residential Low Density (RL) and associated textual changes.</p>	3068 ROYAL AV	Wilmar Vallecios 13852 Olive View DR Sylmar, CA 91342 818-554-8831	<p><b>Deemed Incomplete</b>                      Elizabeth Richardson                      805-583-6334                      erichardson@simivalley.org</p>
	SP-S-2022-0001	<p><u>Single-Family Residential Development at 3068 Royal Ave.</u>                      Planned Development Permit and Tentative Parcel Map to subdivide a 1.45 acre lot into three residential lots and construct three single-family residences. Proposal includes a Specific Plan Amendment to Sequoia Heights SP (SP-S-0003-AMD#02) to change designation of subject lot from Residential Estate (RE) to Residential Low Density (RL) and associated textual changes.</p>			<p><b>Deemed Incomplete</b>                      Elizabeth Richardson                      805-583-6334                      erichardson@simivalley.org</p>

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## RESIDENTIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
29	PD-S-2022-0006	<u>3068 Royal Avenue, 3 SFD</u> Planned Development Permit and Tentative Parcel Map to subdivide a 1.45 acre lot into three residential lots and construct three single-family residences. Proposal includes a Specific Plan Amendment to Sequoia Heights SP (SP-S-0003-AMD#02) to change designation of subject lot from Residential Estate (RE) to Residential Low Density (RL) and associated textual changes.	3068 ROYAL AV	Manish Drona 28500 Driver AV Agoura Hills, CA 91301 805-233-2366 manishdrona@gmail.com	<b>Deemed Incomplete</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
30	TP-S-2022-0003	<u>Barnard St Parcel Map</u> Subdivide a 2 acre parcel into three parcels	4850 BARNARD ST	Miguel Marquez 13995 Wallabi AV Sylmar, CA 91342 miguel4hvac@yahoo.com	<b>Applied/Submitted</b> Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



# Mixed-Use Project Locations Development Summary

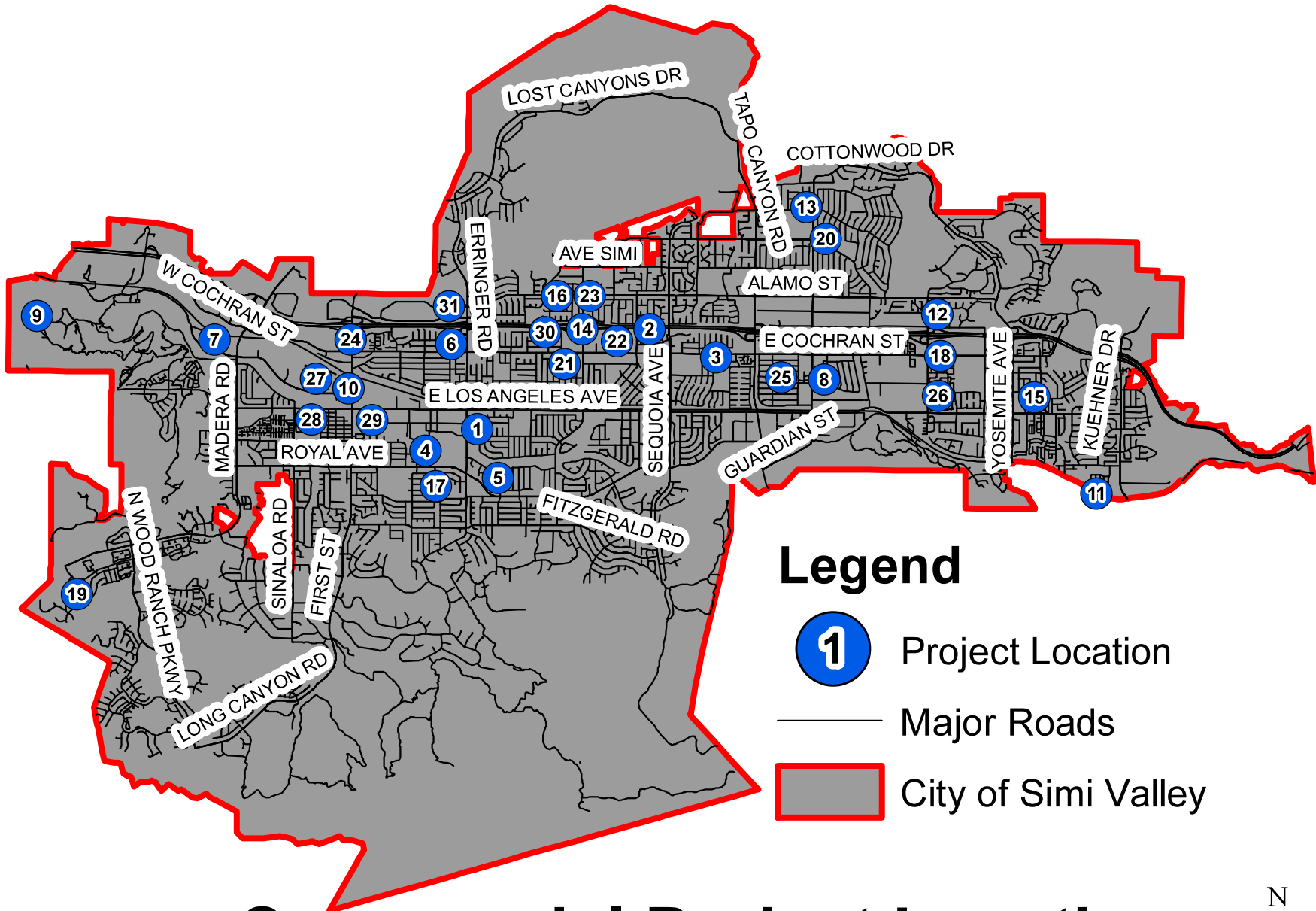




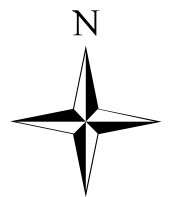
## MIXED-USE DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	PD-S-1045	<u>Alamo/Tapo Mixed-Use</u> Construct a Mixed-Use residential project with 278 apartments, 8,000 square feet commercial, and 30% minimum affordable units with an Affordable Housing Agreement	2804 TAPO STREET; 4415, 4487, 4473 ALAMO STREET	AMG & Associates, LLC/ The Pacific Companies PO Box 260770 Encino, CA 91426 818-380-2600	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-0685	<u>Alamo/Tapo Mixed-Use</u> Parcel Consolidation for residential project at the former Bellwood Cente			<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
2	PD-S-2021-0005	<u>SANTA SUSANA PLAZA MIXED USE</u> 280-Unit Mixed Use Project	2196 TAPO ST	Santa Susana GRF2, LLC 973 Lomas Santa Fe DR Solana Beach, CA 92075 (858) 369-7042 cyoung@gerritygroup.com	<b>Approved/Unbuilt</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org
	TP-S-2021-0001	<u>Santa Susana Mixed Use Project</u> Parcel Map for Mixed Use Project			<b>Approved/Unrecorded</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



# Commercial Project Locations Development Summary



## COMMERCIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	PD-S-1022	<u>The GateKeeper</u> Allow a contractor's office	1874 PATRICIA AVENUE	Norman Dubois 1874 Patricia Avenue Simi Valley, CA 93065 805-526-8509	<b>Approved/Unbuilt</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-2021-0002	<u>The GateKeeper</u> 3 year time extension for PD-S-1022, an approval to legalize the conversion of a single-family home to a 2,028-square foot contractor's office and associated improvements, waiver of utility undergrounding, and a determination that the project is exempt from the California Environmental Quality Act, located at 1874 Patricia Avenue.			<b>Approved/Unbuilt</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
2	TP-S-0680	<u>Sycamore Village Plaza TP</u> Subdivide to create three new parcels in an existing shopping center for financial reasons	2888 TO 2986 EAST COCHRAN STREET	FAF Investment Company, c/o Larry Fishman P.O. Box 166 Cayucos, CA 93430 805-995-0007 fishman.investments@gmail.com	<b>Approved/Unrecorded</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-0680-TE#01	<u>Sycamore Village</u> Administrative three year time extension to create three new parcels in an existing shopping center			<b>Approved/Unrecorded</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-2022-0001	<u>Sycamore Village Plaza TP</u> Second administrative three-year time extension to create three new parcels in an existing shopping center for financial reasons			<b>Approved/Unrecorded</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## COMMERCIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
3	PD-S-0344-MOD# 02	<u>Griffin Plaza</u> Shopping center remodel	NORTHWEST CORNER OF TAPO CANYON ROAD AND COCHRAN STREET	Richard Niec 24005 Ventura Blvd. Calabasas, CA 91302 818-436-5100	<b>Under Construction</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	TP-S-0684	<u>Griffin Plaza</u> Subdivide to create commercial lots		Griffin Fine Living, LLC 24005 Ventura Blvd. Calabasas, CA 91302 818-436-5100	<b>Completed/Closed</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
4	TP-S-0688	<u>Royal Plaza</u> Two-lot subdivision to make separate parcels for the gas station/market	1695 ROYAL AVE	Peter Gray - DRG Inc. 601 East Daily Drive, Suite 225 Camarillo, CA 93010 805-987-3945	<b>In Plan Check</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	TP-S-0688 TE#01	<u>Royal Plaza TE#1</u> Administrative Time Extension for Two lot Parcel map to subdivide the gas station/market from the rest of the Commercial Center			<b>In Plan Check</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	CUP-S-2021-0003	<u>Royal Gas Pump/Canopy Extension</u> Increase number of gas station fuel pumps from 4 to 8, and extend existing fuel pump canopy from 729 s.f. to 2,430 s.f. Includes alterations to landscaping and on-site traffic circulation to accommodate improvements.		SQUARE ONE ARCHITECTURE PATRICK MCILHENNEY 35 W Main ST B-163 Ventura, CA 93001 805-587-3750 pat@squareonearch.com	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
5	CUP-2532-AA#01	<u>Simi Valley Community Church</u> Renovate assembly space, add ADA restrooms, and remodel exterior of existing church	2000 ROYAL AVE	Simi Valley Community Church 2000 Royal Avenue Simi Valley, CA 93065 805-526-8075	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## COMMERCIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
6	PD-S-0336-AA#01	<u>Valley Plaza</u> Facade remodel of commercial shopping center and site improvements	2345 ERRINGER ROAD	Norman Eagle P.O. Box 123 Palos Verdes Estates, CA 90274 310-666-9506	<b>Approved/Unbuilt</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-0336-AA#01-TE#01	<u>Valley Plaza</u> 3 year time extension for AA#1 for minor facade modifications.			<b>Approved/Unbuilt</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
7	CUP-S-0813	<u>Mad Era Brewing Company</u> Allow a restaurant, microbrewery and amplified music in the West End Specific Plan	20 WEST COCHRAN STREET	Mad Era Brewing Company 512 Roosevelt Court Simi Valley, CA 93065 805-791-1974	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
8	CUP-S-0826	<u>Tapo District Lofts</u> Construct a 60 room micro-apartment (Single-room occupancy) complex.	NORTHWEST CORNER OF TAPO STREET AND EILEEN STREET	Colton Lee Communities, LLC 1014 South Westlake Blvd., #14 PMB 138 Westlake Village, CA 91361 805-657-3843	<b>Approved/Unbuilt</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
9	CUP-S-0818	<u>BMX Bike Park</u> Construct a BMX Bike Park on a 3.24-acre portion of a 21.01-acre parcel owned by the City of Simi Valley	998 WEST LOS ANGELES AVENUE	Rancho Simi Recreation and Park District Wayne Nakaoka 4201 Guardian ST Simi Valley, CA 93063 805-584-4400	<b>Deemed Complete</b> Monica Dionne 805-583-6342 mdionne@simivalley.org
10	CUP-S-0819	<u>Martinez Tinting &amp; Detail</u> Construct a 2,302 square foot commercial building on a vacant 0.14-acre lot	838 EAST LOS ANGELES AVENUE	Jose Martinez 2954 Hilldale Ave Simi Valley, 93063 Simi Valley, CA 93063 805-404-2825	<b>Approved/Unbuilt</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
11	CUP-S-0821	<u>Wagner RV campgorund</u> Construct and operate an RV campground	6502 KATHERINE ROAD	Les K. Wagner 2115 - 3rd St., Unit 201 Santa Monica, CA 90405-2351 310-722-3649	<b>Completed/Closed</b> Alex Clingman 805-583-6772 aclingman@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## COMMERCIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
12	CUP-S-0825	<u>Starbucks</u> Construct a 2,000 square foot drive-through coffeehouse and approve removal of an equestrian trail easement on west property line	2595 STEARNS ST	Tait & Associates 701 North Park Center Drive Santa Ana, CA 92705 714-560-8673	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
13	CUP-S-0400-MOD #01	<u>Islamic Society of Simi Valley</u> Proposed replacement/modification of existing religious facility. Adding second floor in two phases.	4343 TOWNSHIP AVENUE	Nashat Mshaiel 13617 Silver Oak Lane Moorpark, CA 93021 805-217-7138	<b>Deemed Incomplete</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	Z-S-2021-0007	<u>Islamic Society of Simi Valley</u> Zone Change from RM to CPD			<b>Deemed Incomplete</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	GPA-2021-0002	<u>Islamic Society of Simi Valley</u> General Plan Amendment from Neighborhood Park to General Commercial.			<b>Deemed Incomplete</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
14	CUP-S-0744-MOD #01	<u>Fairfield Inn</u> A modification to change the hotel room count from 106 rooms to 98 rooms; remove underground parking; modify hotel configuration; and change from three stories to four stories. A Text Amendment to reduce the parking space requirement	2585 EAST COCHRAN STREET (BEHIND JUNKYARD CAF)	Land Developer & Associates Corporation 5950 Canoga Avenue, #500 Woodland Hills, CA 91367 818-389-6439	<b>Approved/Unbuilt</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
15	CUP-S-0829	<u>Starbucks</u> Convert building to a coffee house and retail space with drive-thru lane.	5821 E LOS ANGELES AVE	Guiherme "William" Nascimento 10 Sycamore Canyon Dr. Dove Canyon, CA 92679 949-589-7448	<b>Completed/Closed</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## COMMERCIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
16	CUP-2864-MOD#02	<u>Simi Valley Hospital</u> Construct solar carports in the parking lot	2975 SYCAMORE DR	Engie Services US 500 12th St, Ste 300 Oakland, CA 94607 703-989-2411	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	CUP-1832-MOD#07	<u>Simi Valley Hospital</u> Construct solar carports at Simi Valley Hospital and to expand CUP boundary			<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
17	CUP-S-0159-AA#02	<u>Rancho Simi Community Park</u> Installation of two Modtech Modular buildings on the existing City Community Park Pool Deck. The use of the buildings will be for Royal High School for a locker room and a changing room	1765 ROYAL AVENUE	Simi Valley Unified School District (Pedro Avila) 101 West Cochran Street Simi Valley, CA 93065 805-306-4500	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
18	CUP-S-356 MOD #1	<u>Mobil Gas Station</u> Request to expand an existing convenience store and add a service bay.	5195 COCHRAN ST	Esmat Y. Eihilu 22318 Circle J Ranch Road Saugus, CA 91350 661-312-7756	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
19	TP-S-0697	<u>1070 Country Club</u> Condominium subdivision of 2.26 acre parcel into 1 parcel and 6 condo units.	1070 COUNTRY CLUB DRIVE	Jie Wen 2977 Bell Drive Concord, CA 94519 925-482-7946	<b>Approved/Unrecorded</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
20	PD-S-2021-0001	<u>El Patio - Township</u> Administrative Action for proposed 724 sq. ft. addition to exterior patio area at El Patio Restaurant.	4351 TOWNSHIP AV	James Allen P.O. Box 1003 Thousand Oaks, CA 91358 james@allenlawcorp.com	<b>Deemed Incomplete</b> Alex Clingman 805-583-6772 aclingman@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## COMMERCIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
21	PD-S-2021-0003	<u>Cronies- Simi Valley</u> Construct a 1,170 square foot outdoor dining area at an existing restaurant, located in the southwest corner of Sycamore Plaza. The project will consist of an 855 square foot trellised patio cover, fence, and landscaped buffer to enclose the 1,170 square foot outdoor dining area. Six parking stalls and one mature tree will be removed to accommodate the proposed structure.	2752 E COCHRAN ST	Dave Foldes 2752 Cochran E ST Simi Valley, CA davefoldes1@gmail.com	<b>In Plan Check</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
22	CUP-S-2021-0008	<u>Panera Bread Drive-Thru</u> Conditional Use Permit for addition of Drive-Thru to existing Panera Bread at 2900 Cochran Street.	2900 E COCHRAN ST	Larry Fishman PO BOX 166 Cayucos, CA 93430 805-995-0007 fishman.investments@gmail.com	<b>Deemed Incomplete</b> Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
23	CUP-S-2021-0010	Proposed shade structure at an existing church facility.	2900 SYCAMORE DR	Laura Frantzen 5259 MILDRED ST SIMI VALLEY, CA laura.frantzen@usa-shade.com	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
24	CUP-S-2022-0001	<u>CRV Only Stores- Cochran Street</u> Application for the purpose of operating an indoor bottle and can recycling business within an indoor tenant space of an existing shopping center. Note that this use was previously approved under PD-S-0118 AA#1. The original approval expired as a Zoning Clearance was never obtained.	4318 E COCHRAN ST	MARIA KHACHATRYAN CRV ONLY STORE, INC. 4324 COCHRAN STREET SIMI VALLEY, CA 93063 818-281-7000 crvonlystore@yahoo.com	<b>Denied</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



## COMMERCIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

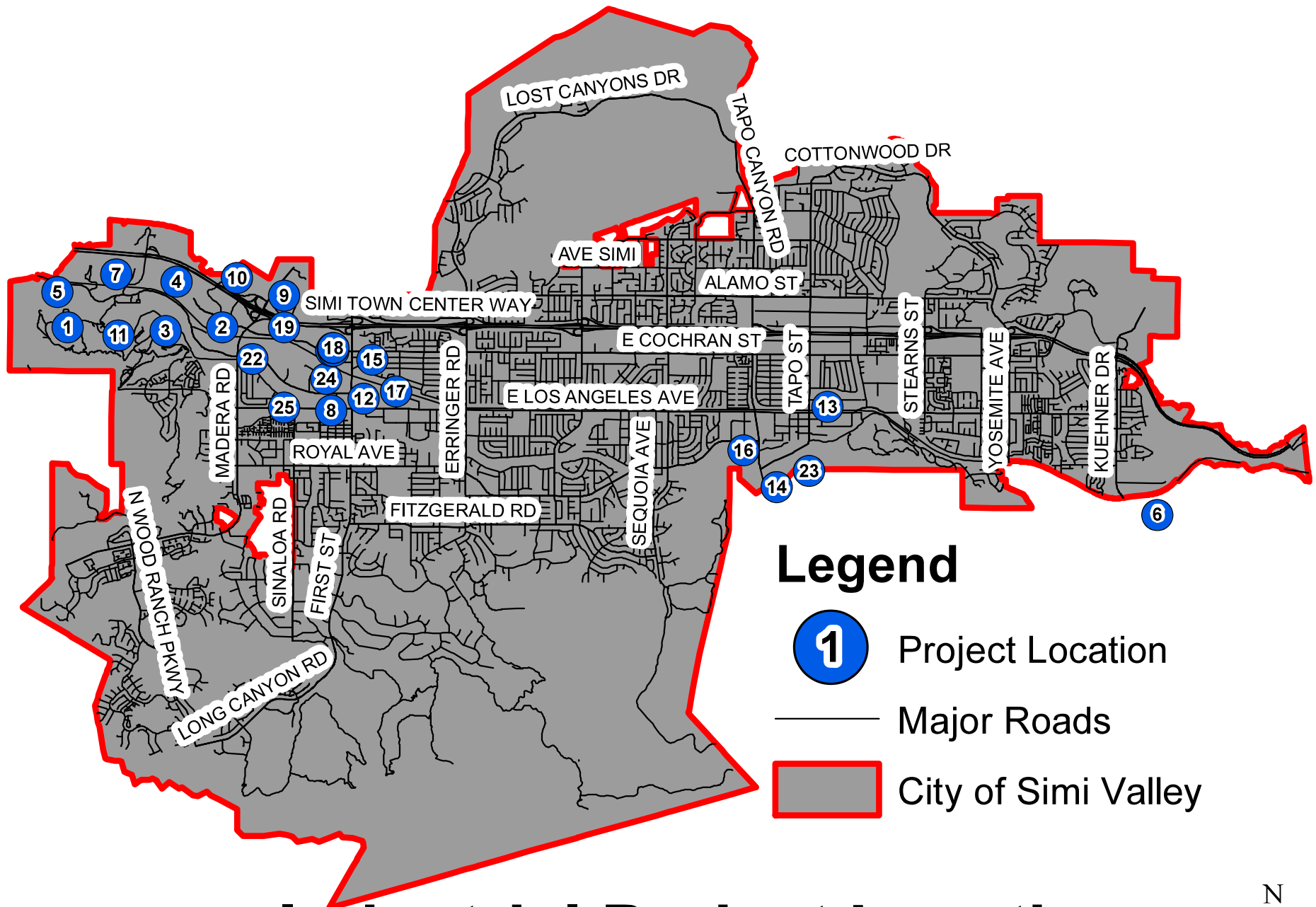
Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
25	CUP-S-2022-0002	<u>Dave Janssen's School of Music</u> Operate a Music School with in-person and remote instruction, accessory minor sale of instruments and music supplies, storage of music equipment, music equipment rental.	875 E COCHRAN ST 11	Leslie Strickland 805-231-2593 leslie_strickland2001@yahoo.com	<b>In Plan Check</b> Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
26	PD-S-2022-0003	<u>Denny's Exterior Modification</u> Administrative Action to construct an outdoor patio and make minor exterior modifications to the building elevation at an existing building located at the southeast corner of 5197 E. Los Angeles Ave	5197 E LOS ANGELES AVE	Melissa Reyes 2251 W 190th ST Torrance, CA 90504 310-217-8885 mreyes@bsbdesign.com	<b>In Plan Check</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
27	PD-S-2022-0005	<u>SoCal Gas Addition</u> Construct a new single story commercial 1375 sq. ft. addition to the existing Southern California Gas Company building. Paint existing building, pave new accessible parking stalls and construct a new vehicular entry and exit gate on Cochran Street to replace the existing gate.	977 CHAMBERS LN	Fulbright Rodriguez Architects Inc 949-783-0727 paul@fraarchitects.com	<b>Approved/Unbuilt</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
28	CUP-S-2022-0005	<u>Maronite Church</u> Addition to existing church and new detached canopy with BBQ. 1,000 sq. ft. addition to hall, 616 sq. ft. for two bathrooms and a storage area, new 336 sq. ft. open trellis, and a new 578 sq. ft. covered patio. New 770 sq. ft. detached canopy.	1059 ASHLAND AVE	Naoum Helou 5585 Reseda Blvd Ste 105 Tarzana, CA 91356 (818) 345-7646 helouhomedesign@gmail.com	<b>Deemed Incomplete</b> Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

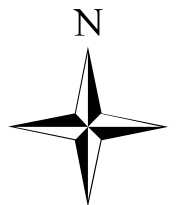
## COMMERCIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
29	CUP-S-2022-0006	<u>Simi Auto Spa and Speed Wash Vacuum Stall Canopies</u> Demolish 4,466 Sq. Ft. of vehicle service bays and construct 1,860 Sq. Ft. vacuum canopy in their place and another 1,530 sq. ft. vacuum canopy at an existing car wash.	1144 E LOS ANGELES AVE	C Dennis Lee 3380 Flair DR Suite 225 El Monte, CA 91731 626-234-2247 leedco@aol.com	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
30	CUP-S-2022-0009	<u>Chick-Fil-A Canopy Addition</u> Construct one 1,028 sq. ft. steel canopy and another 455 sq. ft. canopy over an existing Chick-Fil-A drive thru.	2460 SYCAMORE DR	Frank Gawdun 480-755-0959 gawdun@esencia.org	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
31	PR-2022-0003	<u>Everhome Suites</u> A development plan for an approximately 59,600 SF. 4 story, 114 room Everhome Suites hotel with approximately 118 parking spaces.	1708 SIMI TOWN CENTER WAY 1/2	Paladin Equity Capital, LLC Traci Kimura 2600 Mission ST Suite 203 San Marino, CA 91108 206-225-3119 midi@paladinequitycapital.com	<b>Applied/Submitted</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



# Industrial Project Locations Development Summary



## INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	CUP-S-0591-MOD #01	<u>All Valleys RV Storage</u> Expand an existing RV storage yard to the south portion of the lot. 64 new spaces added to existing 385 spaces	850 WEST LOS ANGELES AVENUE	All Valleys RV Storage, LLC 850 West Los Angeles Avenue Simi Valley, CA 93065 805-579-6192	<b>Under Construction</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
2	CUP-S-0757	<u>Premier RV and Boat Storage</u> Allow an indoor RV and boat storage facility inside an existing industrial building	131 WEST EASY STREET	Premier RV and Boat Storage 131 West Easy Street Simi Valley, CA 93065 805-813-9888	<b>In Plan Check</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
3	CUP-S-0778	<u>Pre-con Recycling</u> Construct and operate a concrete recycling and concrete product storage yard	240 WEST LOS ANGELES AVENUE	Pre-Con Products 240 West Los Angeles Avenue Simi Valley, CA 93065 805-527-0841	<b>Under Construction</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org
4	PD-S-1034	<u>Adams Bennett Concrete Batch Plant</u> Ready-Mix and Precast Concrete products facility with related sand, gravel, portland cement and concrete mixtures storage with periodic recycling of concrete along with material deliveries into and out of facility	400 W LOS ANGELES AVE	Adams Bennett Investments P.O. Box 3600 Corona, CA 92878-3600 951-634-7128	<b>Under Construction</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
5	CUP-S-0289-MOD #03	<u>Larry Ready Storage Yard</u> Convert an existing auto wrecking storage yard into a contractor storage yard	900 WEST LOS ANGELES AVENUE	Larry Ready 900 West Los Angeles Avenue Simi Valley, CA 93065 805-584-1852	<b>Deemed Incomplete</b> Sean Gibson 805-583-6383 sgibson@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
6	PD-S-1039	<u>Smith Road Movie Studio</u> Construct a movie studio backlot and Master Plan for future movie studio building	VACANT LOT WEST OF 6700 SMITH ROAD	Allied Realty Partners, LLC 500 South Sepulveda Blvd., #600 Los Angeles, CA 90049 310-889-1600	<b>Approved/Unbuilt</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	PD-S-1039-TE#01	<u>Smith Road Movie Studio Backlot</u> Administrative Time Extension to PD-S-1039 for a movie studio backlot and Master Plan for future movie studio			<b>Approved/Unbuilt</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	PD-S-2022-0007	<u>Smith Road Movie Studio Backlot</u> Administrative Time Extension to PD-S-1039 for a movie studio backlot and Master Plan for future movie studio			<b>Applied/Submitted</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
7	TT6014	<u>West Simi Business Center</u> New Tentative Tract Map since original Tentative Tract Map TT5865 expired	903 QUIMISA DRIVE	C.A. Rasmussen Company 2320 Shasta Way, #F Simi Valley, CA 93065 805-581-2275	<b>Expired</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-0997-MOD#01	<u>West Simi Business Center</u> Increase site elevation by a maximum 14 feet 6 inches, revise tree replacement value, and revise oak woodland replacement requirement			<b>Expired</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
8	CUP-S-0810	<u>Big Brothers Studios</u> Allow an indoor entertainment facility with live music within an existing industrial building	2251 WARD AVE	Big Brothers Studios 2251 Ward Avenue Simi Valley, CA 93065 805-857-1493	<b>Deemed Incomplete</b> Sean Gibson 805-583-6383 sgibson@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
9	PD-S-1060	<u>Xebec Easy Street</u> Construct six industrial buildings on a vacant lot	NORTH OF EASY STREET, EAST OF MADERA ROAD	XEBEC Realty Partners, LLC 3010 Old Ranch Parkway, #480 Seal Beach, CA 90740 510-381-1611	<b>In Plan Check</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	TT6018	<u>Xebec Easy Street</u> Subdivide into five lots for industrial development			<b>In Plan Check</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	PD-S-2022-0002	<u>Xebec Easy Street</u> Time Extension to Construct six industrial buildings on a vacant lot			<b>Applied/Submitted</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
	TT-2022-0001	<u>Xebec Easy Street</u> Time Extension to Construct six industrial buildings on a vacant lot			<b>Applied/Submitted</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org
10	CUP-S-0817	<u>ESI Ventures West Hill Ct</u> Construct and operate a 56,992 square foot general warehousing building	TERMINUS OF WESTHILLS COURT AT 118 FREEWAY	D-G Acquisitions #5, LLC 2229 Hillsbury Road Westlake Village, CA 91361 805-750-1022	<b>Completed/Closed</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	CUP-S-0817-AA #1	<u>Westhills Industrial</u> Expansion, reconfiguration, and relocation of an approved 58,000 square-foot industrial building to 63,800 square feet			<b>Completed/Closed</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
11	CUP-S-0820	<u>Irons Contractor Storage</u> Re-entitle expired contractor storage yard approval CUP-S-686 with wildlife movement corridor; Improvement construction will be in two phases: (1) the existing contractor yard and (2) the south contractor yard with wildlife movement corridor	744 WEST LOS ANGELES AVENUE	Irons Contractor Storage, Inc. 3127 Ocean Park Blvd Santa Monica, CA 90405 310-980-9175	<b>Under Construction</b> Claudia Pedroso 805-583-6875 cpedroso@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
12	PD-S-1064	<u>4M Precision Grinding</u> Construct a 9,500 square foot industrial building on a vacant lot	600 EAST EASY STREET	4M Precision Grinding 13845 Saticoy Street Van Nuys, CA 91402 818-781-3274	<b>Under Construction</b> Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
13	TP-S-0692	<u>Extra Space Storage</u> Subdivide a 5.05 acre lot into four industrial parcels	4753 E LOS ANGELES AVE	Leonardo Maldonado 311 First Avenue South Seattle, WA 98104 206-324-4800	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	CUP-S-0827	<u>Extra Space Storage</u> Construct a self-storage facility and three industrial buildings to create an industrial complex			<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
14	TP-S-0694	<u>Guardian Industrial Building</u> Subdivide a 3.97-acre lot into 16 parcels for industrial units	4180 GUARDIAN ST	PK Architecture 5126 Clareton Drive, #110 Agoura Hills, CA 91301 818-584-0057	<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
	PD-S-1069	<u>Guardian Industrial Building</u> Construct a 49,980 square foot single-story industrial building with 16 units			<b>Under Construction</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
15	PD-S-1073	<u>Industrial Building</u> Construct a 10,133 square-foot single story industrial building on a vacant lot.	2240 FIRST STREET	Robert Freeman 558 Lone Oak Drive Thousand Oaks, CA 91362 818-429-6646 freemanfamilyrealestate@gmail.com	<b>Deemed Complete</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
16	PD-S-1075	<u>Tapo Canyon Commerce Center</u> Construction of five light industrial buildings on an existing 18.05-acre lot.	1800 TAPO CANYON RD	SR QR Tapo Canyon Owner LLC 2001 Ross Avenue, STE 400 Dallas, TX 75201 214-267-0400	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	TT-2021-0001	<u>Tapo Canyon Commerce Center</u> Construction of five light industrial buildings on an existing 18.05-acre lot.			<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
17	CUP-S-2021-0004	<u>The District Business Park</u> Auto repair, office, and packing/shipping use at an existing industrial building.	875 E COCHRAN ST 13	Sebastian - Sonia Chacoff 5022 ALTA ST SIMI VALLEY, CA 93063-2435 818-378-2733	<b>Completed/Closed</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
18	CUP-S-2021-0005	<u>Golden Boys Entertainment</u> Administrative action to operate a wood shop within an existing industrial building. Of the total 2,126 sq. ft., 1,700 sq. ft. will be used for the wood shop and 426 sq. ft. will be office/ reception use. No interior changes to the building.	865 E COCHRAN ST #20	Eva Huffman 23679 Calabasas RD #517 Calabasas, 91302 818-590-8738 evamorris@me.com	<b>Completed/Closed</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
19	PD-S-2021-0006	<u>Parkinson Development</u> Construct a 37,324 sq. ft. single story concrete tilt up industrial building with 6,500 sq. ft. of mezzanine.	600 E COCHRAN ST	Alan Grofsky 29619 AGOURA RD AGOURA HILLS, CA 91301 (818) 584-0057 agrofsky@pkarchitecture.net	<b>In Plan Check</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
20	CUP-S-2021-0007	<u>Variety Wraps Use Permit</u> Administrative Action for a Conditional Use Permit to operate a car wrap business inside an existing 2,156 square foot space located in an existing industrial center.	875 E COCHRAN ST #21	Synchronous Artistic Design Corp. 25511 Schubert CIR Unit A Stevenson Ranch, CA 91381 818-219-0165 waughsup1@gmail.com	<b>Approved/Unbuilt</b> Elizabeth Richardson 805-583-6334 erichardson@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



## INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

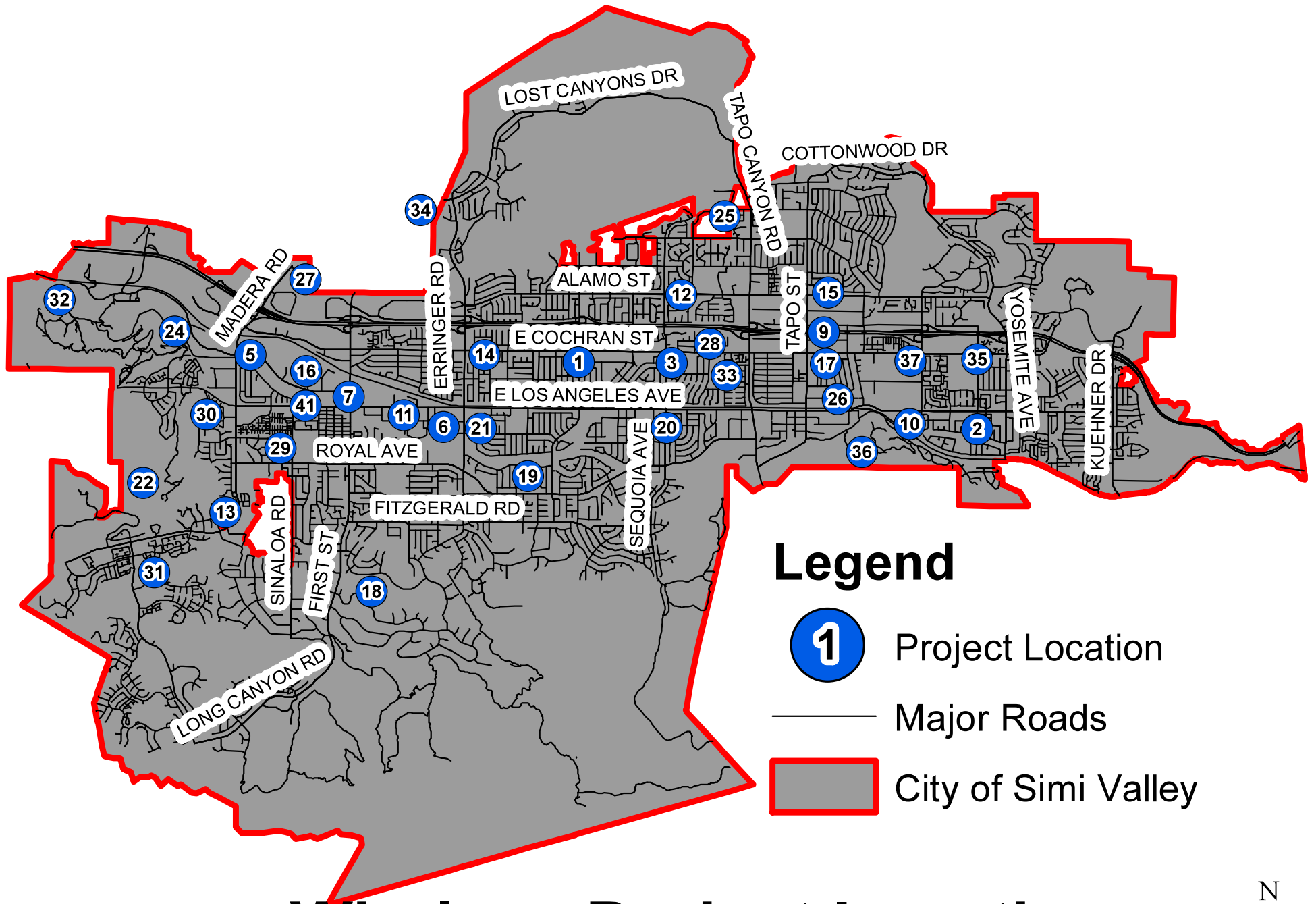
Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
21	CUP-S-2022-0003	<u>Building Envelope Contractors</u> General contracting business to occupy a brand new building cosntructed by others for truck/hand tool storage, office and admin staff. Building Envelope Contractors has 5 employees.	875 E COCHRAN ST 3	MATT BANCROFT info@becontractorsinc.com	<b>Approved/Unbuilt</b> Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org
22	PD-S-2022-0004	<u>Rexford Industrial</u> Administrative Action to remove existing landscaping and install new drought tolerant landscaping at existing industrial building. Irrigation will be converted to drip and smart controllers.	21 W EASY ST	Dan Dworsky 818-987-1968 dan@legacylandscapeservices.com	<b>Applied/Submitted</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
23	CUP-S-2022-0007	<u>Rancho Simi Recreation and Park District</u> Addition of a 5040 sq.ft. mezzanine space and reconfiguration of recreational areas for Phase 3 of CUP-S-785. Mezzanine area would only be open after hours. Changes are limited to internal modifications.	4201 GUARDIAN ST	RANCHO SIMI REC & PARK DIST Douglas Duran 4201 Guardian St SIMI VALLEY, CA 93063 805-584-4480 douglas@rsrpd.us	<b>Deemed Complete</b> Zarui Chaparyan 805-583-6774 zchaparyan@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

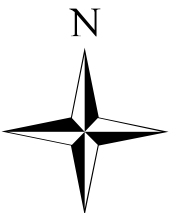
## INDUSTRIAL DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
24	CUP-S-2022-0010	Proposed wine tasting room for Nectar of The Dogs Wine. The tasting room will occupy the front space of an existing 2,000 sq. ft. unit. 660 sq.ft. will be used for the tasting room area and 240 sq.ft. for storage- office. Storage will be used for pallets of wine. No manufacturing of wine on-site. The bars, tables & chairs will all be moveable fixtures, with no permanent structures in the space. The applicant will occasionally host special events (i.e.wine club parties) with live acoustic music.	791 CHAMBERS LN SUITE 110	Nectar of the Dogs Wine Melanie Garibay 12582 Mendel DR Granada Hills, CA 91344 702-275-0793 melanie@nectarofthedogswine.com	<b>Deemed Complete</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
25	PD-S-2022-0008	Construct a 17,000 sq. ft. addition to an existing industrial building.	555 E EASY ST	Daniel Seeman 555 E EASY ST SIMI VALLEY, CA 805-955-9699 daniel@apaindustries.com	<b>Applied/Submitted</b> Alex Clingman 805-583-6772 aclingman@simivalley.org
26	CUP-S-2022-0011	<u>The District Business Park</u> Warehouse with incidental Ice cream sales (Sub Zero Ice Cream)	875 E COCHRAN ST 6	Robert West 2312 N ELMDALE AVE SIMI VALLEY, CA 805-587-4262 Rob.West@subzeroicecream.com	<b>Applied/Submitted</b> Alex Clingman 805-583-6772 aclingman@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



# Wireless Project Locations Development Summary



## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
1	WTP-0064-MOD#02	<u>Sprint -Cochran Street</u> 6409(a) application for antenna upgrades to existing, roof-top antenna that are completely screened the the roof parapet, for a Massive MIMO facility. Equipment is in a ground-floor room.	2720 E COCHRAN ST	Anthony Urbina 540 W. Madison St. 9th Floor Chicago, IL 60661 312-895-4977	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	WTP-2021-0003	<u>T-Mobile MOD @ 2720 Cochran St</u> Proposed modification to an existing wireless facility		ACQ Services Sabrina Hefferon 1000 Calle Cordillera ST San Clemente, CA 92672 (909) 992-2165 sabrina.hefferon@Leaffcomm.com	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
2	WTP-0086	<u>Verizon - 5775 Los Angeles Avenue</u> New wireless telecommunication facility consisting of a 60 foot tall mono-pine	5775 E LOS ANGELES AV	Verizon Wireless 1745 West Orangewood Avenue, #103 Orange, CA 92868 714-396-0459	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
3	WTP-0052-MOD#03	<u>Verizon - Cochran Street</u> Modify an existing rooftop wireless telecommunication facility	3200 COCHRAN STREET	Verizon Wireless 3350 Birch Street, #250 Brea, CA 92821 714-512-4770	<b>Under Construction</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
4	WTP-0088	<u>Verizon - Stargaze Place</u> New wireless telecommunication facility consisting of a faux water tank	NORTHERLY TERMINUS OF STARGAZE PLACE	Eukon Group 3905 State Street, #7-188 Santa Barbara, CA 93105 805-637-7407	<b>Deemed Incomplete</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
5	WTP-0046-MOD#04	<u>AT&amp;T - Cochran Street</u> Modification to an existing rooftop wireless telecommunications facility	255 1/2 COCHRAN STREET	Scott Dunaway 1114 State Street, #234 Santa Barbara, CA 93101	<b>Under Construction</b> Sean Gibson 805-583-6383 sgibson@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
6	WTP-0093	<u>Crown Castle - Patricia Avenue</u> Install a wireless small cell facility on an existing 29'3" wooden utility pole/street light. Consists of two Ericsson 2203 RRU's on six foot wooden extension arm	NEAR 1624 PATRICIA AVENUE	SureSite Consulting Group 200 Spectrum Center Drive, #1800 Irvine, CA 92618 949-205-9632	<b>Completed/Closed</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
7	WTP-0092	<u>Crown Castle - Third Street</u> New wireless small cell node facility consisting of two RRU's on a six foot wooden extension are of an existing 24'3" wooden utility pole	2ND WOOD POLE SOUTH OF LOS ANGELES AVENUE, ON THE EAST SIDE OF 3RD STREET 3RD ST	SureSite Consulting Group 200 Spectrum Center Drive, #1800 Irvine, CA 92618 949-205-9632	<b>Completed/Closed</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
8	WTP-0108	<u>Crown Castle Small Cell</u> New wireless telecommunication facility - Small Cell Wireless Facility, Strand-Mounted antennae	NEAR 1624 PATRICIA AVENUE	Crown Castle NG West LLC 200 Spectrum Center Drive, STE #1800 Irvine, CA 92618 949-205-9632	<b>Completed/Closed</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
9	WTP-0038-MOD#01	<u>Verizon - Tapo Street</u> Modification of an existing rooftop wireless telecommunications facility	2450 TAPO ST	Norman MacLeod 28205 Bluebell Drive Laguna Niguel, CA 92677 949-235-8812	<b>Expired</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
	WTP-0120	<u>AT&amp;T - 2450 Tapo Street</u> Installation of new antennas and RRU units for a roof-top mounted wireless telecommunication facility		J5 Infrastructure Partners 2700 Peterson Place 17A Costa Mesa, CA 92626 808-256-9520	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
10	WTP-0056-MOD#03	<u>Verizon - 5134 Los Angeles Avenue</u> Modification to an existing wireless telecommunications facility within existing tower	5145 1/2 EAST LOS ANGELES AVENUE	Core Development Services 3350 East Birch Street Brea, CA 92821 714-319-8908	<b>Expired</b> Sean Gibson 805-583-6383 sgibson@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
11	WTP-0094-MOD#01	<u>AT&amp;T - 1350 Los Angeles Avenue</u> 6409 modification to remove and replace antennas and RRU's	1350 E LOS ANGELES AVE	Centerline Communications LLC 95 Ryan Drive, #1 Raynham, MA 02767 781-713-4725	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	WTP-2021-0009	Modification to an existing ATT wireless facility		Tom Johnson 27128 Paseo Espada A-1521 SAN JUAN CAPISTRANO, CA 92675 925-785-3727 tom@tsjconsultinginc.com	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
12	WTP-0039-MOD#02	<u>Verizon - Alamo Street</u> Modification to an existing wireless telecommunications facility on stairwell towers and rooftop	3695 ALAMO STREET	Norman MacLeod 28205 Bluebell Drive Laguna Niguel, CA 92677 949-235-8812	<b>Under Construction</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
13	WTP-0045-MOD#02	<u>AT&amp;T - Madera Road</u> Remove and replace antennas in an existing cupola	1230 MADERA RD	MasTec 806 Douglas Road, 11th Floor Coral Gables, FL 33134 310-744-5854	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
14	WTP-0002-MOD#03	<u>Verizon- Erringer Road</u> Modification to an existing wireless telecommunications facility within rooftop cupola	2550 1/4 ERRINGER ROAD	Core Development 3350 East Birch Street Brea, CA 92821 714-319-8908	<b>In Plan Check</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
15	WTP-0096-MOD#01	<u>Verizon - 4427 Alamo Street</u> Modification to an existing monocypriss wireless telecommunications facility	4427 ALAMO STREET	Verizon Wireless (C/O Core Development Services) 3350 East Birch Street, #250 Brea, CA 92821 714-319-8908	<b>Approved/Unbuilt</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
16	WTP-0082-MOD#02	<u>Verizon - Shasta Way</u> Modification of an existing tower wireless telecommunications facility	2350 SHASTA WAY	Core Development Services 3350 East Birch Street Brea, CA 92821 714-319-8908	<b>Under Construction</b> Sean Gibson 805-583-6383 sgibson@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
17	WTP-0097	<u>T-Mobile - Cochran Street</u> New wireless telecommunications facility - strand mounted small cell	ADJACENT TO 4425 COCHRAN STREET	Crown Castle 200 Specdtrum Center Drive, #1800 Irvine, CA 92618 949-205-9632	<b>Completed/Closed</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
18	W-0013-MOD#02	<u>Verizon - Mellow Lane</u> 6409 modification to an existing wireless telecommunications facility at water tank site on a mono-pine	1135 MELLOW LN 1/2	Norm MacLeod 28205 Bluebell Drive Laguna Niguel, CA 92677 949-235-8812	<b>Approved/Unbuilt</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
	W-0012-MOD#02	<u>AT&amp;T - Mellow Water tank</u> Remove and replace antennas at an existing monopine wireless telecommunication facility		Crown Castle 200 Spectrum Center Drive, #1700 Irvine, CA 92618 949-930-7464	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	W-2022-0001	<u>T-Mobile</u> Modification to an existing wireless facility at an existing City tank site property.		Smartlink Leticia Smith 3300 Irvine Avenue Newport Beach, CA 92660 619-208-2063 leticia.smith@smartlinkgroup.com	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
19	WTP-0098	<u>AT&amp;T - Royal Avenue</u> Install a new 48 feet tall monoecalyptus wireless telecommunication facility	2507 ROYAL AVE	J5 Infrastructure Partners, LLC 2030 Main Street, #200 Irvine, CA 92614 510-480-5574	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	WTP-2021-0008	Wireless application for a proposed Verizon modification to remove and replace antennae and related equipment		Core Development Services 1511 Orangethorpe AV Fullerton, CA 92831 (562) 631-2864 egaldamez@core.us.com	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
20	WTP-0066-MOD#02	<u>AT&amp;T - 3208 Los Angeles</u> Replace six antennas and add six RRU's at an existing wireless telecommunications facility	3208 E LOS ANGELES AV	Velotera Services, Inc. 26079 Jefferson Avenue Temecula, CA 92562 951-693-5130	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
21	WTP-0062-MOD#02	<u>Sprint - Presidential Drive</u> Replace existing antennas and add antennas to existing antenna poles that are currently vacant	1197 PRESIDENTIAL DR 3/4	Sprint 3659 Green Road, #214 Cleveland, OH 44122 310-493-5568	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
22	WTP-0099-MOD#01	Replace existing antennas that are completely screened by the existing building parapet	1900 E LOS ANGELES AVE	Sprint 3659 Green Road, #214 Cleveland, OH 44122 310-493-5568	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
23	WTP-0081 MOD-#2	<u>T-Mobile</u> Modification to an existing telecommunication facility.	1197 PRESIDENTIAL DR 3/4	SBA Communications 959 South Coast Dr. Suite 200 Costa Mesa, CA 92626 858-382-6892 SHAMIL@SBASITE.COM	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
24	WTP-2021-0005	<u>Wireless MOD at 1900 E. L.A. Ave</u> Wireless MOD on an existing rooftop	1900 E LOS ANGELES AVE	Daniel Dean 2600 Michelson DR Irvine, CA 92612 (714) 323-6553 daniel.dean2@jocobs.com	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	WTP-2022-0001	Modification for telecommunications facility (co-location) on existing commercial rooftop.		Adrian Culici 65 Post Suite 1000 Irvine, CA 92618 949-648-6995 adrian.culici@eukongroup.com	<b>Deemed Complete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
25	CUP-S-0828	<u>Verizon - Stargaze Easy Street</u> Request to exceed the 48-foot height limit for a 70-tall monopine (WTP-100) for Verizon	120 WEST EASY STREET	Jerry Ambrose 3905 State Street, #7-188 Santa Barbara, CA 93105 805-637-7407	<b>Deemed Incomplete</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
	WTP-0100	<u>Verizon - Easy Street</u> Construct a 70 foot tall monopine wireless telecommunication facility		Verizon Wireless 3905 State Street, #7-188 Santa Barbara, CA 93105 805-637-7407	<b>Deemed Incomplete</b> Sean Gibson 805-583-6383 sgibson@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.



## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
26	W-0011-MOD#01	<u>AT&amp;T - Lightning Ridge</u> Modification to an existing wireless telecommunications monopole consisting of Phase 1 - remove and replace 3 antennas and add RRU's, Phase 2 - remove and replace 6 antennas and add RRU's	3700 1/2 LIGHTNING RIDGE WAY	D4 Communications 1114 State Street, #234 Santa Barbara, CA 93101 805-637-0339	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
27	WTP-0065-MOD#2	<u>Sprint - Los Angeles Avenue</u> Remove and replace antennas and RRU units on an existing monopine	4568 E LOS ANGELES AV	Sprint c/o Core Development Services 210 W. Birch St Brea, CA 92821 714-319-8908	<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
28	WTP-0102	<u>Crown Castle Small Cell</u> New wireless telecommunication facility - Small Cell Wireless Facility Strand-Mounted	FIRST WOOD POLE EAST OF PARKDALE AVENUE ON NORTH OF COCHRAN STREET NEAR 3611 COCHRAN STREET	Crown Castle NG West LLC 200 Spectrum Center Drive, STE #1800 Irvine, CA 92618 949-205-9632	<b>Under Construction</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
29	W-0006-MOD#1	<u>Sprint Antenna Upgrade at National Way Water Tank</u> Upgrade antennas on existing pole mounts at a water tank site	400-1/2 NATIONAL WAY	John Merritt (Sprint) 630 Quintana Road Suite 321 Morro Bay, CA 93442 805-771-0123	<b>Approved/Unbuilt</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
30	WTP-0118	<u>Crown Castle Small Cell</u> New wireless telecommunication facility - Small Cell Wireless Facility, Strand-Mounted antennae	1ST WOOD POLE EAST OF VENICE STREET. ON THE NORTH SIDE OF ROYAL AVENUE	Crown Castle NG West LLC 200 Spectrum Dr. STE 1800 Irvine, CA 92618 949-205-9632	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
31	WTP-0121	<u>New Telecommunication Facility</u> New wireless telecommunication facility within an existing cupola extension in an existing commercial building	52 TIERRA REJADA ROAD TIERRA REJADA RD	Smartlink, LLC for AT&T 1997 Annapolis Exchange Parkway, Suite 200 Annapolis, MD 21401 619-994-8528	<b>Under Construction</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
32	WTP-0047 MOD #5	<u>Wood Ranch Center, Clock Tower</u> Modification to an existing wireless telecommunication facility within an existing clock tower	525 COUNTRY CLUB DR	Synergy c/o T-Mobile West LLC 7543 Woodley Avenue, Suite 201 Van Nuys, CA 91406 714-328-3385	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	WTP-2021-0007	Wireless Telecommunication Application for a proposed T-Mobile Modification at an existing wireless facility.		Synergy 7543 Woodley AV Van Nuys, CA 91406 714-328-3385 lmcclung@synergy.cc	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
33	WTP-0021 MOD-#2	<u>Verizon</u> Modification to an existing telecommunication facility.	901 QUIMISA DR	Core Development 210 West Birch St., Suite 201 Brea, CA 92821 714-401-2241	<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
34	WTP-0011 MOD#2	<u>T-Mobile</u> Modification to an existing wireless telecommunication facility on the rooftop of an existing commercial building.	3998 E COCHRAN ST	Synergy - Advantage Engineers 7543 Woodley Avenue Van Nuys, CA 91406 714-328-3385	<b>Completed/Closed</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	WTP-2022-0003	<u>T-Mobile MOD</u> Modification to an existing T-Mobile Telecommunications Facility on an existing commercial rooftop.		Core Development Services Travis Wells 619-928-2189 Twells@core.us.com	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
35	WTP-2021-0001	<u>Faux Rock</u> New T-Mobile facility located near an existing water tank surrounded by faux rock. Replacing an existing facility located at the former Macy's.	1724 PEREGRINE CT	T Mobile Kim Baldwin 4100 Guardian ST 101 Simi Valley, 93603 kimberly.baldwin@t-mobile.com	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
36	WTP-2021-0006	<u>Wireless MODs @ 2525 Stow St</u> Verizon Modification to existing faux chimneys.	2525 N STOW ST	Core Development Services Eduardo Galdamez egaldamez@core.us.com	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
37	CUP-S-2021-0009	<u>SITE SERVER CONSTRUCTION OF TELECOMMUNICATIONS FACILITY WITH 10 METER SATELLITE DISH AND SUPPORT STRUCTURES</u>	1700 TAPO ST	SITESERVER MARK MCDONALD 4514 ISH DRIVE SIMI VALLEY, CA 93063 805-578-2000 markm@siteserver.com	<b>Deemed Complete</b> Naren Gunasekera 805-583-6863 ngunasekera@simivalley.org
38	WTP-2022-0002	<u>Dish Network - Rooftop</u> Installation of a new rooftop wireless telecommunications facility on an existing commercial/hotel building.	2498 STEARNS ST	Adrian Culici 65 Post Suite 1000 Irvine, CA 92618 949-648-6995 adrian.culici@eukongroup.com	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
39	WTP-2022-0004	Modification to an existing wireless telecommunication facility on a commercial property.	2550 ERRINGER RD	The Derna Group Arvin Norouzi 22431 Antonio Pkwy Suite B160-234 Rancho Santa Margarita, CA 92688 818-653-1393 anorouzi@dernagr.com	<b>In Plan Check</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
40	WTP-2022-0007	<u>Verizon MOD</u> Proposed Modification for existing Verizon telecommunications facility at an existing commercial building.	3695 ALAMO ST 101	Tectonic Engineering Emanuel Higgins 949-502-8555 ehiggins@tectonicengineering.com	<b>Approved/Unbuilt</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
41	WTP-2022-0008	<u>AT&amp;T MOD</u> Proposed AT&T wireless modification on an existing commercial roof.	3190 E COCHRAN ST	Adrian Culici 65 Post Suite 1000 Irvine, CA 92618 949-648-6995 adrian.culici@eukongroup.com	<b>Deemed Complete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## WIRELESS TELECOMMUNICATIONS DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
42	WTP-2022-0009	<u>Dish Network</u> Collocation of new wireless antennas on existing monopole	2150 AGATE CT	The Derna Group Arvin Norouzi 22431 Antonio Pkwy Suite B160-234 Rancho Santa Margarita, CA 92688 818-653-1393 anorouzi@dernagr.com	<b>Deemed Incomplete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.

## CITYWIDE DEVELOPMENT SUMMARY - Updated: 08/03/2022

Map Number	Case Number	Project Name / Description	Address/ Location	Applicant	Status
	SP-S-0009-AMD#06	<u>RV Storage Lots in BP (SP) Zone</u> Specific Plan Text Amendment to allow RV Storage in BP (SP) Zone with CUP	BRANDEIS-BARDIN SPECIFIC PLAN	City of Simi Valley	<b>Deemed Complete</b> Sean Gibson 805-583-6383 sgibson@simivalley.org
	Z-S-2021-0004	Zone Text Amendment to revise portions of Title 9 and Chapter 60 of the SVMC related to Voluntary Mergers	CITY-WIDE		<b>Deemed Complete</b> Caesar Hernandez 805-583-6869 chernandez@simivalley.org
	GPA-2021-0001	<u>Housing Element Ipdte</u> Housing Element Update (Reference Z-S-2021-0005)			<b>Deemed Complete</b> Eric Chen 805-583-6773 echen@simivalley.org
	Z-S-2022-0001	Miscellaneous City-initiated Amendments to the Simi Valley Municipal Code (SVMC).	CITYWIDE	SIMI VALLEY CITY OF 2929 TAPO CANYON RD SIMI VALLEY, CA 93063-2117	<b>Completed/Closed</b> Alex Clingman 805-583-6772 aclingman@simivalley.org

- All project information is updated through August 03, 2022
- Please contact the Simi Valley Planning Division at (805) 583-6769 for more information on any of these projects.