

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

SCH # 2022080297

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

Lead Agency: City of Simi Valley Contact Person: Elizabeth Richardson, Sr. Planner
 Mailing Address: 2929 Tapo Canyon Road, Attn. Env. Services Dept., Planning Division Phone: 805.583.6769
 City: Simi Valley Zip: 93063 County: Ventura

Project Location: County: Ventura City/Nearest Community: Simi Valley
 Cross Streets: NCR : Erringer Road/Falcon Street; RIA: Various Zip Code: 93065

Longitude/Latitude (degrees, minutes and seconds): 34 ° 17 ' 17.8 " N / 118 ° 46 ' 17.8 " W Total Acres: NCR: 161; RIA 326 gross
 Assessor's Parcel No.: NCR: 615-0-500-0075 / RAI: Various (see EIR) Section: 4 Twp.: T02N Range: R18W Base: San B'do
 Within 2 Miles: State Hwy #: 118 Waterways: NCR: Arroyo Simi, onsite drainage(s); RIA: Sinaloa Lake
 Airports: None Railways: Yes Schools: 15 SVUSD + 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 NCR: 207 Acres NCR: 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 on 326 ac.

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

NCR is an undeveloped site with some existing disturbance areas/General Plan designated for residential use. The RIA areas are developed urban areas to be annexed.

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

NCR: Annexation and Tentative Map for 161-ac site to develop 157 single-family homes and 50 multi-family units, plus open space. Construct the planned extension of Falcon Street through the project site to connect to the northerly terminus of First Street. RIA: Annexation of County Island areas (9) totaling 326 ac and including 444 parcels. Only annexation & City zoning comparable to existing County zoning is proposed for these areas. See Figure 1, 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 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 checked="" type="checkbox"/> Other: <u>California LAFCO</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

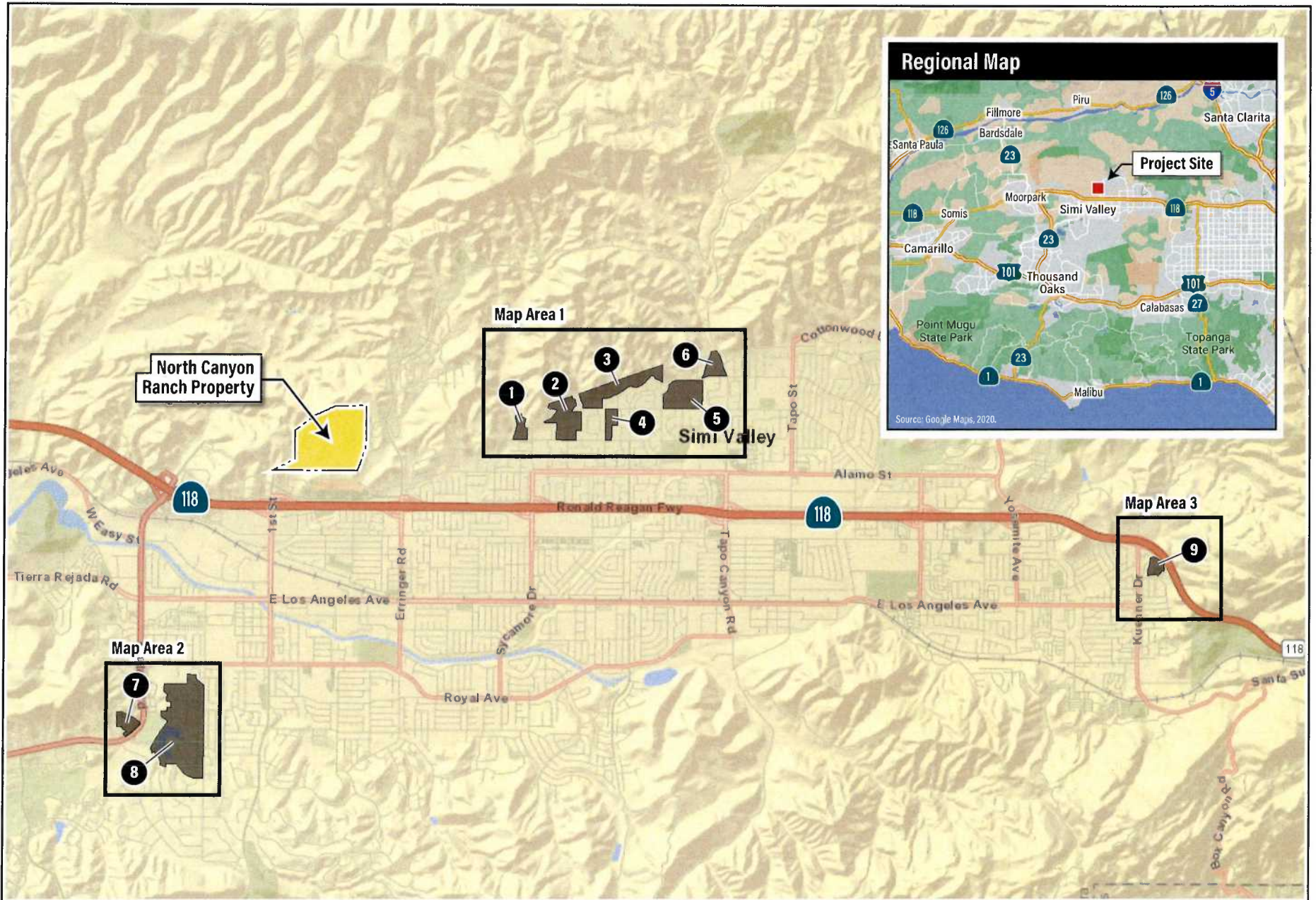
Starting Date 4/15/2024 Ending Date 5/30/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Envicom Corporation</u>	Applicant: <u>NCR Applicant: SVJV Partners, LLC</u>
Address: <u>4165 E. Thousand Oaks Blvd., Suite 290</u>	Address: <u>3649 Ninth Street</u>
City/State/Zip: <u>Westlake Village, CA 91362</u>	City/State/Zip: <u>Riverside, CA 92501</u>
Contact: <u>Laura Kaufman</u>	Phone: <u>Elizabeth Richardson 805.583.6769</u>
Phone: <u>818.879.4700</u>	

Signature of Lead Agency Representative:  Date: 4/16/24

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



Source: ESRI World Street Map Background Imagery, 2020.

NORTH CANYON RANCH & REQUIRED ISLAND ANNEXATIONS - EIR



North Canyon Ranch and Annexation Properties Regional Location Map

