



CITY OF SIMI VALLEY

DEPARTMENT OF ENVIRONMENTAL SERVICES ADMINISTRATIVE STAFF REPORT

CASE NO.: TP-S-2022-0003

DATE: July 11, 2024

STAFF CONTACT: Zarui Chaparyan, Associate Planner
(805) 583-6774

REQUEST: A request for a Tentative Parcel Map to subdivide a 2.07-acre residentially zoned parcel into three parcels.

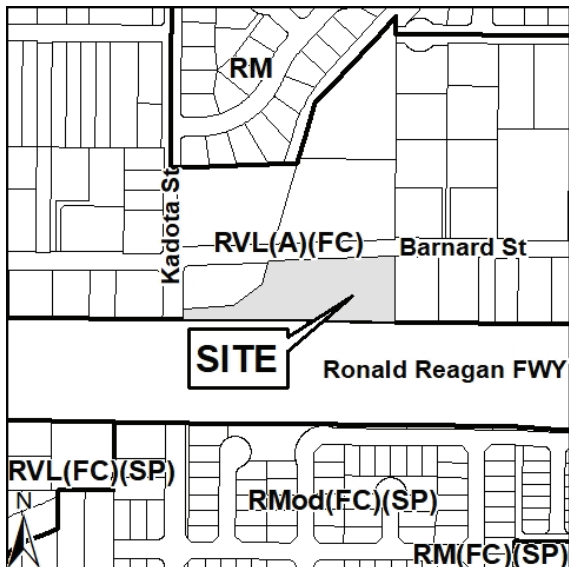
RECOMMENDATION: Approve the Certificate of Approval, subject to the attached conditions.

APPLICANT: Miguel Marquez
13994 Wallabi Avenue
Sylmar, CA 91343
(818) 631-7655

GENERAL PLAN: Very Low Density Residential

ZONING: Residential Very Low Density, with Animal and Freeway Combining Overlay Districts [RVL(A)(FC)]

LOCATION: 4850 Barnard Street



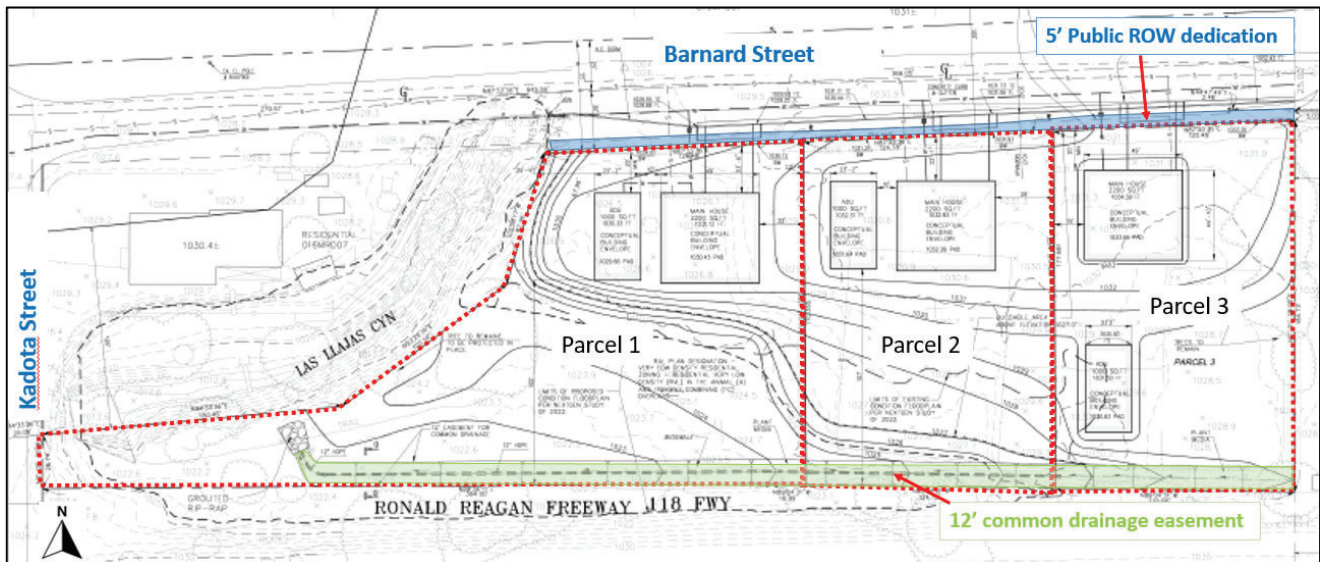
PROJECT DESCRIPTION

The Applicant proposes a Tentative Parcel Map for the subdivision of a 2.07-acre residentially zoned parcel into three parcels at 4850 Barnard Street. The project is located east of Kadota Street, between Barnard Street and the 118 Freeway. The site is a flag lot fronting Barnard Street, with the “flag” portion fronting Kadota Street.

Existing detached single-family residences surround the site to the north, east, and west. The lot is largely flat, though at the rear of the property, it slopes upwards, from around 1022 feet to around 1040 feet against the 118 Freeway. Pursuant to the September 2023 tree report by landscape architect, Paul Lewis, no trees will be removed at this time (Refer to Exhibit 2).

The subdivision will result in one 0.91-acre parcel (Parcel 1) and two 0.58-acre parcels (Parcels 2 and 3) (Refer to Figure 1). The proposed building pads are around 3,000-square feet each. Each building pad can accommodate the necessary yard setbacks per the Simi Valley Municipal Code (SVMC) 9-24.060. Exhibit 1 demonstrates where each parcel’s sewer and water lines may connect to the main lines with future development, as well as a five-foot public right-of-way dedication along Barnard Street. No grading or construction is proposed with this Parcel Map. It is anticipated that custom single-family homes will be built on the individual lots at a later date.

Figure 1: Tentative Parcel Map/Site Plan



The Public Notice was published and mailed to surrounding property owners not less than ten days prior to the public hearing. This is in accordance with Simi Valley Municipal Code (SVMC) Section 9-74.020.

ISSUES

There are no outstanding issues.

ANALYSIS

In order to approve TP-S-2022-0003, the following specific findings must be made pursuant to SVMC Section 9-61.060 and the California Government Code (CGC) as noted:

1. The design or improvement of the proposed Tentative Parcel Map or the associated land uses are consistent with applicable General Plans [CGC 66473.5 and 66474(a) & (b)], in that the General Plan’s Very Low Density land use designation is intended for a single-family residential environment typified by half-acre- or larger-sized lots that are not clustered. It is intended that this designation be used in areas proposed for animal keeping and similar semi-rural uses.

Additionally, the proposed land division is consistent with the following General Plan policies:

- *General Plan LU Goal 5: “New development is located and designed to assure a compatible relationship with adjoining uses.”* The proposed lots are surrounded by detached single-family residences to the north, east, and west (Refer to Table 1). To the south is the 118 Freeway. While development is not proposed on the site, the Tentative Parcel Map/Site Plan shows the potential location of building pads, which adhere to the setback, building separation and driveway width requirements of the SVMC, and complies with Public Works requirements. Future development on site will require compliance with the SVMC to ensure compatibility with surrounding land uses.

Table 1 - General Plan Designations, Zoning, and Land Uses

| | General Plan | Zoning | Land Use |
|---------------------|------------------------------|------------------------------------------------------------------------------------------------|-------------------------|
| Subject Site | Very Low Density Residential | Residential Very Low Density, with Animal and Freeway Combining Overlay Districts [RVL(A)(FC)] | Vacant |
| North | Very Low Density Residential | Residential Very Low Density, with Animal and Freeway Combining Overlay Districts [RVL(A)(FC)] | Single Family Residence |
| South | Transportation | Freeway | 118 Freeway |
| East | Very Low Density Residential | Residential Very Low Density, with Animal and Freeway Combining Overlay Districts [RVL(A)(FC)] | Single Family Residence |
| West | Very Low Density Residential | Residential Very Low Density, with Animal and Freeway Combining Overlay Districts [RVL(A)(FC)] | Single Family Residence |

- General Plan Policy, LU-3.2: *“Provide for an overall pattern of land uses that promotes efficient development.”* The three proposed parcels are intended for single-family, detached homes, a land use compatible with surrounding residential uses to the north, east, and west (to the south is the 118 Freeway). The proposed parcels exceed the minimum required lot size of 20,000-square feet for RVL zoning, and the proposed density of one unit per 0.69 acres is in line with the General Plan designation of Very Low Density of zero to two units per acre.

The proposed three parcels, as shown on the Tentative Parcel Map, range in size from 25,312 to 35,019-square feet. The surrounding homes range from 960 square feet to 2,872 square feet. Given the setbacks from the building pads to the property lines, all three parcels can accommodate new homes that are sized similar to or larger than the existing homes while meeting with the minimum building setbacks as required by the Simi Valley Municipal Code.

Therefore, the project’s consistency is met.

2. The site is physically suitable for the proposed type and density of development [CGC 66474(c) and (d)], in that the proposed subdivision that creates three parcels, which could accommodate a future detached, single-family residence on each of the parcels, with driveway access along Barnard Street.

All three parcels are adequately configured to accommodate the future development of single-family homes and related improvements consistent with the minimum setback standards laid out in SVMC Section 9-24.040, Residential and Open Space District General Development Standards.

It has been determined that the project will not have any significant impact on the environment per the following CEQA Requirements section. The Public Works Department has determined that the site is suitable for the proposed subdivision and has provided conditions of approval for the Tentative Parcel Map. Therefore, the project’s consistency is met.

3. The discharge of wastewater from the proposed subdivision into the existing sewer system would not result in a violation of the requirements as set out in Section 13000 et seq. of the California Water Code, in that any future single-family residences will connect to an existing public sewer line on Barnard Street. Public Works has determined that it can be accommodated by the City's wastewater treatment plant, which has a capacity of 12.5 million gallons per day (mgd) and currently operates at 9 mgd. Therefore, the project’s consistency is met.

4. The design of the subdivision provides to the extent feasible for future passive or natural heating or cooling opportunities, in that the proposed lots are of sufficient size to ensure adequate areas for planting of trees to create shade, and to orient any proposed homes for natural cooling in the summer months, and sunlight, for warmth in the winter months. In addition, operable windows incorporated in the

future houses will allow for indoor cross breezes for passive cooling. Therefore, the project's consistency is met.

5. The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially or unavoidably injure fish or wildlife or their habitat, in that the property is situated within an urban area and adjacent to existing single-family houses to the north, west, and east, and the 118 freeway to the west. A site inspection by the environmental planner revealed that the developed property does not contain environmentally sensitive areas with fish or wildlife or their habitat. Therefore, the project is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The project is exempt from CEQA under Section 15315, titled "Minor Land Divisions" as discussed below. Therefore, the project's consistency is met.
6. The design of the subdivision or the type of improvements are not likely to cause serious public health problems, in that there will be no changes to the physical characteristics of the site. The Tentative Parcel Map would subdivide the property into three parcels. The construction of single-family residences on the individual lots will require permits from the City's Building & Safety and Public Works Departments, in addition to the Ventura County Fire Protection District, ensuring compliance with the Fire and Building Codes. Therefore, the project's consistency is met.
7. The design of the subdivision or the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, in that there are no existing or proposed public access easements on the property. Recording of the Tentative Parcel Map will require the granting of a five (5) foot wide public right-of-way to Public Works, along Barnard Street. Therefore, the project's consistency is met.
8. The Deputy Environmental Services Director/City Planner has considered the effect of his action upon the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources, in that the proposed land division creates three residential parcels to facilitate construction of a detached single-family house on each of proposed parcels. This will provide additional for-sale housing opportunities for the community. The subdivision will not create a significant effect on fiscal resources as the Applicant is responsible for the construction of any required infrastructure improvements. The site does not contain any value as habitat or significant environmental resources as discussed in Finding 5. Development fees will need to be paid when building permits are obtained for the development of single-family residences on each lot to mitigate any impacts on schools, parks, etc. Therefore, the project's consistency is met.

ENVIRONMENTAL REVIEW AND CEQA REQUIREMENTS

Pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, the proposed subdivision of the 2.07-acre residential zoned parcel into three parcels is exempt from CEQA as discussed below.

Section 15315, titled “Minor Land Divisions,” reads as follows:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed Tentative Parcel Map is for the subdivision of one parcel into three for a vacant lot. It is in conformance with the General Plan and zoning, and services and access to the proposed parcel already exist. The parcel has not been involved in a division of a larger parcel in the last 2 years, and does not have an average slope greater than 20 percent, as it is relatively flat.

Therefore, the project is exempt from CEQA pursuant to Sections 15315. A copy of the Notice of Exemption is provided as Attachment A on page 16.

INDEX

Page

| | |
|---------------------------------------------|----|
| Public Hearing Procedure | 7 |
| Certificate of Administrative Approval..... | 9 |
| Exhibit A: Legal Description | 11 |
| Exhibit B: Conditions of Approval | 12 |
| Attachment A: Notice of Exemption..... | 16 |
| Exhibit 1: Reduced Exhibits (11” x 17”) | |
| Exhibit 2: Tree Report | |

STAFF PUBLIC HEARING PROCEDURE

HEARING DATE: July 11, 2024

1. DEPUTY ENVIRONMENTAL SERVICES DIRECTOR/ CITY PLANNER:

This is the time and place set for a staff public hearing on the consideration of TP-S-2022-0003. It is currently 4:00 pm on July 11, 2024.

Let the record show that due notice was given of this hearing as required by law. An affidavit to this effect is on file in the Environmental Services Department Offices.

The report of the City Staff relating to this matter shall be made a part of the record of this hearing.

Will Zarui Chaparyan, the case planner please provide an oral report on this matter.

2. CASE PLANNER:

(Report)

3. DEPUTY ENVIRONMENTAL SERVICES DIRECTOR/ CITY PLANNER:

I will now open the public testimony portion of this hearing. Would the Applicant like to make a presentation or add any comments? [Please identify yourself for the record.]

4. APPLICANT:

(Comments)

5. DEPUTY ENVIRONMENTAL SERVICES DIRECTOR/ CITY PLANNER:

Is there anyone in the audience wishing to be heard on this matter? If so, please identify yourself for the record and address your comments to the Hearing Officer.

6. AUDIENCE:

(Comments)

7. DEPUTY ENVIRONMENTAL SERVICES DIRECTOR/ CITY PLANNER:

Would the applicant like to respond to any of the comments?

8. DEPUTY ENVIRONMENTAL SERVICES DIRECTOR/CITY PLANNER:

The public testimony portion of the hearing is now closed.

9. DEPUTY ENVIRONMENTAL SERVICES DIRECTOR/CITY PLANNER:

If the Deputy Environmental Services Director/City Planner desires to approve the project, the following is requested:

I approve TP-S-2022-0003 based on the findings noted in the staff report.

If the Deputy Environmental Services Director/City Planner desires to defer the matter to the Planning Commission, the following is requested:

I defer the project to the Planning Commission for consideration.

10. DEPUTY ENVIRONMENTAL SERVICES DIRECTOR/CITY PLANNER:

If you challenge staff's decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing.

The appeal period is 10 calendar days.

CERTIFICATE OF ADMINISTRATIVE APPROVAL

A DECISION OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES/PLANNING DIVISION OF THE CITY OF SIMI VALLEY, APPROVING TP-S-2022-0003, AND A DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, pursuant to the provisions of Chapter 9-62 et seq. of the Simi Valley Municipal Code and Section 66410 et seq. of the Government Code), the Applicant, Mr. Miguel Marquez, has requested approval of a Tentative Parcel Map (TP-S-2022-0003) for the certain site located at 4850 Barnard Street, known as Ventura County Assessor's Parcel No. 625-0-161-020 and by the legal description attached hereto as Exhibit A, for the purpose of subdividing a 2.07-acre parcel into three parcels; and,

WHEREAS, pursuant to the provisions of Section 15315 of the California Environmental Quality Act, the project qualifies as Categorically Exempt and a Notice of Exemption was prepared.

NOW, THEREFORE, THE ENVIRONMENTAL SERVICES DIRECTOR OF THE CITY OF SIMI VALLEY OR DESIGNEE AUTHORIZES THE FOLLOWING:

SECTION 1. The findings, for approval, for TP-S-2022-0003 contained in the staff report dated July 11, 2024 and incorporated herein by reference are hereby adopted.

SECTION 2. The Tentative Parcel Map (TP-S-2022-0003) is hereby approved, subject to compliance with all the conditions, attached hereto as Exhibit B. Violation of any such condition will be grounds for revocation of the permit, as well as any other remedy which is available to the City.

SECTION 3. This approval does not constitute a vested entitlement or vesting of rights to construct any of the land uses or improvements described in the Tentative Parcel Map (TP-S-2022-0003). No existing provisions of state law, or provisions of state law as may hereafter be adopted, amended or judicially interpreted, will be construed as authorizing this approval to constitute a vested entitlement or vesting of rights to construct. Approval of the project will in no way impair the power or the right of the City Council to initiate a general plan amendment, specific plan amendment, zone change or other action to consider alternative land use designations and zoning for the subject property prior to the issuance of building permits and the construction of substantial improvements in good faith reliance thereon, or prior to the vesting of rights to the extent provided by Government Code Section 66498.1 et seq. or by the express terms of a development agreement adopted pursuant to Government Code Section 65865 et seq.

SECTION 4. The time within which judicial review must be sought for administrative decisions is governed by California Code of Civil Procedure Section 1094.6.

PASSED and ADOPTED this 11th day of July 2024.

Attest:

Megan Grai
Recording Secretary

Sean Gibson, Deputy Environmental
Services Director/City Planner

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 79 AND ALL THAT PORTION OF LOT 101, LA PLACENTIA TRACT, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THAT CERTAIN COUNTY ROAD KNOWN AS BARNARD STREET, AS SAID ROAD IS DESCRIBED IN DEED RECORDED IN BOOK 706 PAGE 326 OF OFFICIAL RECORDS, AND BOUNDED SOUTHERLY BY THE LINES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 101, DISTANT ALONG THE WESTERLY LINE OF SAID LOTS 79 AND 101, NORTH 0° 24' 46" EAST, 136.23 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 79; THENCE ALONG THE WESTERLY LINE OF SAID LOT 101, NORTH 0° 24' 56" EAST, 306.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 58' 33" EAST 364.10 FEET' THENCE SOUTH 89° 43' 44" EAST 260.94 FEET TO A POINT IN THE SOUTH 0° 24' 46" WEST, 189.76 FROM THE NORTHEASTERLY CORNER OF SAID LOT 79 OF BOOK 3096 PAGE 179 OF OFFICIAL RECORDS.

SAID LAND IS ALSO SHOWN ON RECORD OF SURVEY FILED IN BOOK 60, PAGE 36 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.

ASSESSOR'S PARCEL NUMBER: 625-0-161-020

CASE NO.: TP-S-2022-0003
APPLICANT: Miguel Marquez

TENTATIVE MAP CONDITIONS

The conditions marked with an asterisk (*) are Special Conditions applicable specifically to this map. These conditions of approval will supersede any conflicting notations, specifications, dimensions, and typical sections that may be shown on a development plan or exhibit. No map will be approved for recordation until all of the conditions have been met and any fees have been paid unless the condition states otherwise. The Parcel Map for any phase of the Tentative Map will not be recommended for approval by the Public Works Director and City Manager until all the following conditions applicable to that phase, including payment of all applicable miscellaneous fees, have been satisfied. Applicant (Permittee) will assume all costs incurred in complying with the conditions contained herein. "Permittee" or "Applicant" or "Developer" or "Owner" as used in these conditions means all applicants, developers, permittees, and all owners of the subject property and all successors and assigns thereto. Any construction, installation, modification, or alteration of any lot configuration, grading or any onsite or offsite design feature depicted on the approved map or as depicted or described in any submittals, exhibits, plans, and project conditions, which is not expressly authorized by this Map approval are deemed prohibited and constitute a violation of this Map. These conditions are deemed to touch and concern the real property, which is the subject hereof, and will run with the land. Compliance with these conditions must be maintained for the life of the permit. Applicant must comply with all the conditions.

A. ENVIRONMENTAL SERVICES CONDITIONS:

Planning Division:

- A-1 This Tentative Map is approved for all boundary lines, easements, rights-of-way, and construction of off-site improvements as shown on the application plans and exhibits specifically labeled as Exhibit 1: Tentative Parcel Map, dated May 20, 2024, and Exhibit 2: Tree Report, dated September 14, 2023.
- A-2 Within thirty-six (36) months after approval or conditional approval of the Tentative Map, Permittee must cause a Parcel Map to be prepared and recorded.
- A-3 Permittee must defend, indemnify and hold harmless the City, its agents, officials, and employees from any claim, action, or proceeding against the City or its agents, officials, or employees in any action to attack, set aside, void or annul, the approval of this Map. Pursuant to Government Code Section 66474.9 the City will promptly notify Permittee of any claim, action, or proceeding and the City will cooperate fully in the defense. The City must also have the right to consult and participate with Permittee in the development of litigation strategy. Further, Permittee must select an attorney, acceptable to the City, who will defend such proceeding. Such approval of an attorney will not be unreasonably withheld.

CASE NO.: TP-S-2022-0003

APPLICANT: Miguel Marquez

- A-4 During the lifetime of the map, Permittee must comply with all applicable laws and regulations of every local, state, and federal entity and all such requirements and enactments will be incorporated by reference as conditions of this map. The duty of inquiry as to such requirements and any amendments thereto will be upon Permittee and his or her transferees or successor in interest.
- A-5 Permittee agrees that if any of the conditions or limitations of this map are held to be invalid by a court of competent jurisdiction, that holding will render this map to be null and void.
- A-6 Permittee must provide to the Deputy Environmental Services Director/City Planner a copy of all conditions of approval recorded with the Ventura County Recorder's Office.

B. PUBLIC WORKS CONDITIONS:

Land Development:

- B-1 Permittee must provide a parcel map based on a field survey, unless otherwise authorized in writing by the City Engineer.
- B-2 Permittee must submit the parcel map to the Director of Public Works with a title report, reference documentation, calculations, and applicable fees. The parcel map and accompanying materials must comply with SVMC Section 9-62.
- B-3 Permittee must provide to the Department of Public Works a digital file of the recorded map in a format compatible with the City GIS database.
- B-4 Prior to Parcel map recording, Permittee must complete all improvements per the approved plans and these Conditions and must obtain acceptance of the completed improvements from the City.

Grading:

- B-5 Permittee must design and submit a grading plan, subject to review and approval by the City Engineer. The plan must be in conformance with Chapter 7 of the Ventura County Land Development Manual adopted by City Council Resolution No. 69-8 and SVMC Section 9-64. The grading plan must be accompanied by a soils report, prepared so as to comply with the Guidelines for Geotechnical and Geological Reports for the City of Simi Valley.
- B-6 Prior to recording of the Parcel Map, Permittee must obtain a Conditional Letter of Map Revision for Fill (CLOMR-F), complete grading work in accordance with the approved plans, and obtain a Letter of Map Revision for Fill (LOMR-F) when the grading work is complete. The CLOMR-F and LOMR-F documents must refer to the grading work described on the approved grading plan.

CASE NO.: TP-S-2022-0003

APPLICANT: Miguel Marquez

B-7 Prior to recording of the Parcel Map, Permittee must post improvement securities for all grading work proposed.

Frontage Improvements:

B-8 Permittee must submit improvement plans for frontage improvements in accordance with SVMC Section 9-64. All plans and studies must be signed by a California State Registered Civil Engineer at the time of first submittal.

B-9 Prior to recording of the Parcel Map, Permittee must complete the approved frontage improvements or post securities to ensure their future completion in accordance with SVMC 9-64.

Traffic:

*B-10 Permittee must pay the Traffic Impact Fee specified in the City of Simi Valley Schedule of Service Charges in effect at the time of payment prior to recordation of the Parcel Map. The total fee is based on daily vehicle trip ends, with the project forecasted to generate 54 daily trip ends. Fees for accessory dwelling units are assessed in proportion to the size of the main dwelling unit.

Waterworks District 8:

B-11 Permittee must design all public water facilities in compliance with the Water Design and Construction Standards, adopted by the District Board of Directors on July 26, 2021, and subsequent revisions.

B-12 Permittee must submit water improvement plans to the Ventura County Waterworks District No. 8 for review and acceptance.

B-13 The Ventura County Fire Protection District (VCFPD) must review and approve the locations of existing and proposed fire hydrants on the water improvement plans prior to the Ventura County Waterworks District No. 8 approval.

Landscape Maintenance:

B-14 Prior to recordation of the Parcel Map, Permittee must submit landscape improvement and irrigation plans for review/approval to the City Engineer, and have obtained approval of the plans for installation of those improvements proposed within the right of way. Permittee must include a note on the improvement plans stating that the street trees/plant material/irrigation system, within the street right-of-way and adjacent the project, are to be maintained by the property owner in perpetuity and pursuant to SVMC 7-3.19.

CASE NO.: TP-S-2022-0003

APPLICANT: Miguel Marquez

J. CALTRANS:

- J-1 Permittee must obtain a Caltrans encroachment permit to confirm that physical changes to the infrastructure and/or topography will not have an impact on State facilities or Right-of-way (ROW). Final design requirements for any proposed changes to infrastructure within or along Caltrans Right-of-way will be determined by the Office of Permits. At the time of permit application there will be rounds of review and corrections to ensure all design, Right-of-way, access management, water runoff, environmental, and statutory requirements are being addressed.

END OF CONDITIONS

NOTICE OF EXEMPTION

To: County Clerk
County of Ventura
800 S. Victoria Avenue
Ventura, CA 93001

From: City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063

Project Title: TP-S-2022-0003

Project Location - Specific: 4850 Barnard Street

Project Location - City: Simi Valley Project Location - County: Ventura

Description of Nature, Purpose, and Beneficiaries of Project: A request to subdivide a 2.07-acre residentially zoned parcel into three parcels. The subdivision will result in a 0.91-acre parcel (Parcel 1) and two 0.58-acre parcels (Parcels 2 and 3)

Name of Public Agency Approving Project: City of Simi Valley July 11, 2024
Date of Approval

Name of Person or Agency Carrying Out Project: Miguel Marquez

Exempt Status: (check one)

- Ministerial [Sec. 21080(b)(1); 15268];
- Declared Emergency [Sec. 21080(b)(3); 15269(a)];
- Emergency Project [Sec. 21080(b)(4);15269(b)(c)];
- Categorical Exemption. State type and section number 15315
- Statutory Exemption. State code number _____
- Common Sense Exemption [Sec. 15061(b)(3)]

Text of exemption and reasons why project is exempt:

Pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, the proposed subdivision of the 2-acre residential zoned parcel into three parcels is exempt from CEQA. Section 15315, titled "Minor Land Divisions," reads as follows:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed Tentative Parcel Map is for the subdivision of one parcel into three for a vacant lot. It is in conformance with the General Plan and zoning, and services and access to the proposed parcel already exist. The parcel has not been involved in a division of a larger parcel in the last 2 years, and does not have an average slope greater than 20 percent, as it is relatively flat.

Lead Agency

Contact Person: Zarui Chaparyan, Associate Planner Area Code/Telephone: (805) 583-6774

Signature:  Date: 06/12/2024 Title: Associate Planner

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____

EXHIBIT 1

REDUCED EXHIBITS

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EXHIBIT 2
TREE REPORT

Paul Lewis Landscape Architect
13351-D Riverside Drive #445
Sherman Oaks, CA 91423
Licensed Landscape Architect #3620 Exp. 2/28/25
Registered Consulting Arborist ASCA #800

City of Simi Valley - Environmental Services
Department
Planning Division
Exhibits Date: September 14, 2023
Project Number: TP-S-2022-003

September 11, 2023

Greg Mazler
GM Engineering
6634 Valjean Avenue
Van Nuys, CA 91406

Re: 4850 Barnard Street, Simi Valley, CA 93063

Dear Greg,

This letter is in regards to the property at 4850 Barnard Street, Simi Valley, CA 93063. On June 7, 2023, we visited the site to evaluate the trees on the property.

EXISTING SITE CONDITIONS

This is a vacant lot adjacent to the 118 Freeway on the south and with single-family residences on the east and west sides.

There is one native *Juglans californica* / California black walnut tree on the property and four significant protected *Schinus molle* / California pepper trees on the property and several on the adjacent properties within 20 feet of the property lines, these have been identified on the Tree Location Plan. There are also two *Sambucus mexicana* / Mexican elderberry on the adjacent property along the creek, these have also been identified on the Tree Location Plan. There is also one Californian pepper tree that was cut back to the trunk and main stems due to a homeless encampment and fires under the tree canopy. There are no street trees along the frontage of this property.

ADJACENT PROPERTIES

No trees on adjacent properties will be impacted by construction on this site when proposed grading is more than 10 feet from the property lines near these trees.

Should you have any questions, please feel free to contact me at 818-788-9382.

Sincerely yours,



Paul Lewis

Enclosure: Tree Report

Tree Report [TR] for 4850 Barnard Street, Simi Valley, CA 93063

Tree Report prepared by: Paul A. Lewis, Landscape Architect, #3620 exp. 2/28/25
Registered Consulting Arborist ASCA #800

Tree Report prepared for: GM Engineering

TR location address with short geographic description:

4850 Barnard Street, Simi Valley, CA 93063 is an undeveloped vacant lot with single-family residences on the east and west sides and the 118 Freeway to the south. The property is relatively flat.

Date TR is prepared: June 7, 2023.

Date of TR field inspection: June 7, 2023.

TR purpose: to review tree inventory on this property for project tract map filing.

Table of Contents

| | | |
|--------------------------------------------|-------|------|
| Standard Property Tree Review | pages | 1-2 |
| Matrix summarizing observations | page | 3 |
| Color photographs | pages | 4-6 |
| Site map locating trees | page | 7 |
| Site development plan | page | 8 |
| Tree valuation | pages | 9-14 |
| Owner letter explanation for <i>Tree 0</i> | page | 15 |

Project description and background: There are currently plans to develop a new residential project and divide the property into three lots.

Square footages:

| | |
|--------------------------------------|--------------------|
| Entire Property: | 1.7 acres approx. |
| Existing Structure: | 0 SF approx. |
| Proposed New Structures (total area) | Not yet determined |

This Tree Report is prepared in accordance with Appendix H of the Formal Application Packet found at <https://bit.ly/3jWdfCg>. The preliminary Civil/Grading Plans was used for the base map. This report includes:

- a. The precise vertical and horizontal location (within 1 foot) of each protected tree within the project boundary. *This is shown on the Tree Location Plan*
- b. The generalized locations of all protected trees within 20 feet beyond the project boundary. *This is shown on the Tree Location Plan*
- c. A number for each tree (the corresponding number is to be attached on each tree). *This is shown on the Tree Matrix and Tree Location Plan*
- d. The value of each tree based upon the formula in the most recent edition of the Guide for Plant Appraisal prepared by the Council of Tree Landscape Appraisers. *This is included in the last four pages of the report.*
- e. For all trees which will be removed, an evaluation of the feasibility of transplantation of the tree and an estimate of the cost. Please determine whether trees will need to be removed in relation to the building pad areas requested in the first completeness issue. *This does not apply as all trees will remain and will not be impacted by any site grading, except for Tree 0 which was trimmed to the trunk and stem branches due to a homeless encampment and open fires under the canopy.*
- f. Area of drip line. *This is shown on the Tree Location Plan*

- g. Disposition of the tree. *All trees will remain, except Tree 0 which will now be removed as a result of the excessive trimming.*
- h. Circumference/girth (trunk diameter). *This is shown on the Tree Matrix*
- i. Existing grade of all existing protected trees on-site and within 20 feet of the property lines. *This is shown on the Tree Location Plan*
- j. Proposed new grade elevation at base of tree. *This does not apply as the grade will not change at the existing tree locations*

Field observations: Noted on Matrix. The trees appear to be naturally occurring and in a relatively healthy state. Trimming, fertilization, and irrigation can improve the health and appearance of the four remaining trees. On the east property line there are four trees, two on property and two off property. Any property line fencing will need to take into account the need to install any fencing that will not impact the trees.

Findings: Based on the landscape plan provided all of the trees are along the perimeter of the property and outside of the proposed development. *Tree 0* was excessively trimmed to the trunk and main stems based on the owner's conversation with the Simi Valley Police Department regarding the homeless encampment that was located under the canopy and the open fires under the tree canopy.

Recommendations: Trimming, fertilization, and irrigation can improve the health and appearance of the four trees. Any property line fencing along the eastern boundary will need to take into account the need to install any fencing that will not impact the four trees, two on property and two off property.

Trees tagged and numbered: All four living trees were tagged. *Tree 0* was not tagged.

Mitigation: N/A. No trees will be removed based on the proposed development. However, *Tree 0* is no longer a viable tree and will be removed.

Protected tree construction impact guidelines: provide protection fencing at the dripline of the trees to prevent construction impacts.

Tree Matrix: see page 3

Color photographs: see page 4-6

Topographical map and Tree Location Plan: see page 7

Site development plan: see page 8

Tree valuation: see page 9-14

Owner letter explanation for *Tree 0*: see page 15



TREE 0 -NO TAG - *Schinus molle*

Homeless encampment under tree resulted in removal.



TREE 1 -TAG# 706 - *Juglans californica*



TREE 3 -TAG# 708 - *Schinus molle*



TREE 2 -TAG# 707 - *Schinus molle*



TREE 4 -TAG# 709 - *Schinus molle*

Client:
GM ENGINEERING
6634 Valjean Avenue
Van Nuys, CA 91406
818-908-1824 ext. 122
att: Gregory Mazler

Project location:
4850 Barnard Street
Simi Valley, CA 93063

APN:

TREE LOCATION PLAN
Survey for reference
purposes only

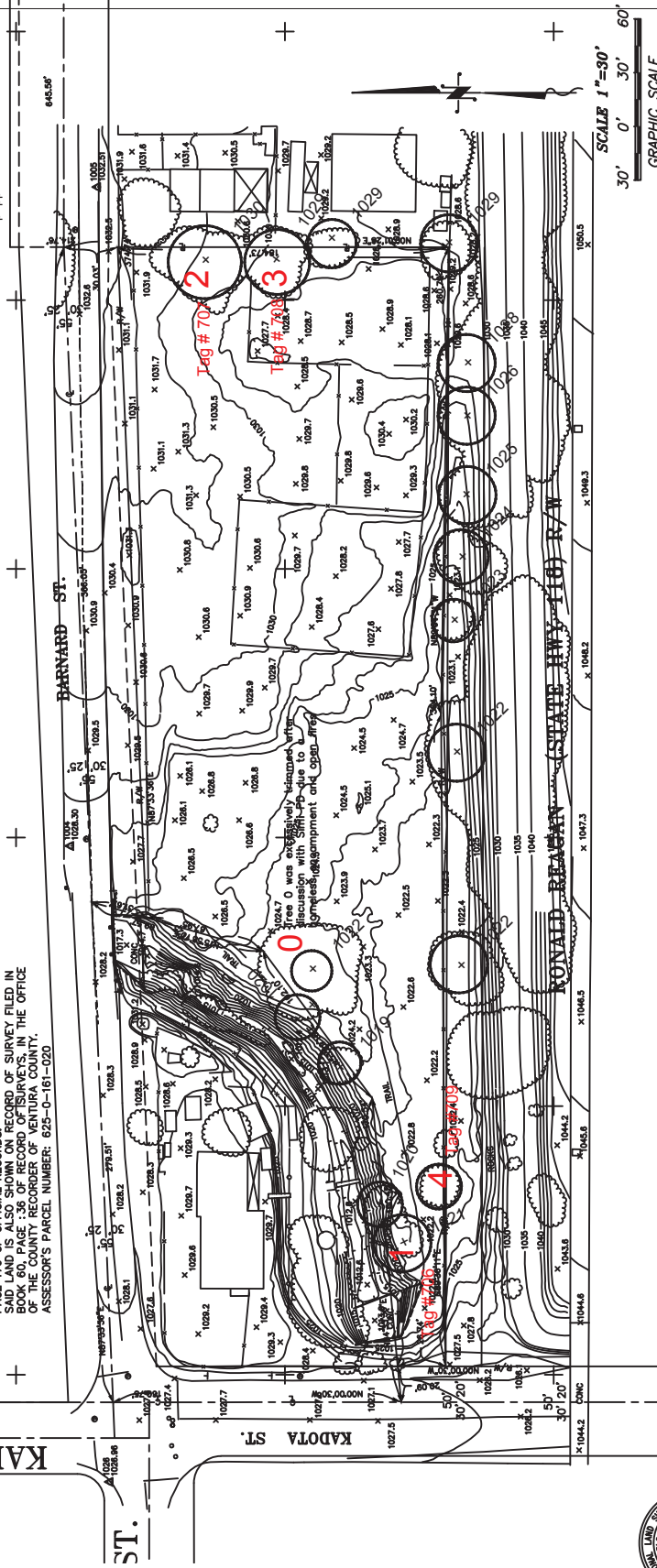
Scale: NTS
Date: 06/07/2023
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TOPOGRAPHIC SURVEY
LOT 79 AND A PORTION OF LOT 101,
LA PLACENTIA TRACT, 16 MR 7
APN 625-0-161-020
CITY OF SIMI VALLEY,
COUNTY OF VENTURA, CA

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 79 AND ALL THAT PORTION OF LOT 101, LA PLACENTIA TRACT, 16 MR 7, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THAT CERTAIN COUNTY ROAD KNOWN AS BARNARD STREET, AS SAID ROAD IS SHOWN ON THE RECORD MAPS AND BOUNDED SOUTHERLY BY THE LINES DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 101, DISTANT ALONG THE WESTERLY LINE OF SAID LOTS 79 AND 101, NORTH 0° 24' 46" EAST, 136.23 FEET FROM THE WESTERLY LINE OF SAID LOT 101, NORTH 0° 24' 46" EAST, 306.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY 89° 58' 33" EAST 364.10 FEET; THENCE SOUTHERLY 89° 43' 44" EAST 280.94 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 79, LAST SAID POINT BEING DISTANT ALONG SAID EASTERLY LINE SOUTH 0° 24' 46" WEST, 188.76 FEET FROM THE WESTERLY LINE OF SAID LOT 79 OF BOOK 3096 PAGE 10 OF THE RECORD MAPS;
SAID LAND IS ALSO SHOWN ON RECORD OF SURVEY FILED IN BOOK 60, PAGE :36 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, ASSESSOR'S PARCEL NUMBER: 625-0-161-020

TOPOGRAPHIC SURVEY
PREPARED FOR:
GM ENGINEERING
6634 Valjean Avenue
Van Nuys, CA 91406
818-908-1824 ext. 122
att: Gregory Mazler

| TREE # | TAG #/Tree | Species |
|--------|------------|-----------------------------------------------|
| 0 | | Schinus molle / California Pepper |
| 1 | 706 | Juglans californica / California black walnut |
| 2 | 707 | Schinus molle / California Pepper |
| 3 | 708 | Schinus molle / California Pepper |
| 4 | 709 | Schinus molle / California pepper |



SCALE 1"=30'
30' 0' 30' 60'
GRAPHIC SCALE

TOPOGRAPHIC SURVEY
LOT 79 AND A PORTION OF LOT 101,
LA PLACENTIA TRACT, 16 MR 7
APN 625-0-161-020
CITY OF SIMI VALLEY,
COUNTY OF VENTURA, CA

- NOTES:**
- The boundary shown hereon has been plotted from best available public maps and records.
 - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; utility regulations; and any other facts, use regulations; and any other facts.

BENCHMARK:
BENCH MARK COUNTY OF VENTURA VCPID #1622 STAMPED 68-24 RM 1
1999
ELEVATION= 1016.484 FEET
YEAR ADJUSTED 1999
1600 FEET WESTERLY ALONG COCHRAN STREET FROM ITS INTERSECTION WITH STERNS STREET, 36.5 FEET EASTERLY FROM THE WEST DRIVEWAY FOR A CHURCH AT 5028 COCHRAN STREET, 36 FEET SOUTHERLY FROM THE CENTER OF COCHRAN STREET, 1.8 FEET NORTHERLY FROM LIGHT STANDARD # 1976838E, DIRECTLY ACROSS FROM 5021 COCHRAN STREET.

2362 NO. OXNARD BLVD., STE. 201
OXNARD, CA 93036
OFF 805-436-1928
FAX 805-604-3383
EMAIL david@cccmdr.com
JOB# CCO405
DATE OF FIELD SURVEY: APRIL 2022



TOPOGRAPHIC SURVEY
PREPARED FOR:
 GM ENGINEERING
 6634 Valjean Avenue
 Van Nuys, CA 91406
 818-908-1824 ext. 122
 att: Gregory Mazler

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: AND ALL THAT PORTION OF LOT 101, LA PLACENTIA TRACT, 16 MR 7, CITY OF SIMI VALLEY, COUNTY OF VENTURA, AS PER MAP RECORDED IN BOOK 16, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THAT CERTAIN ROAD, HEREIN REFERRED TO AS "BARNARD STREET", AS DESCRIBED AND RECORDED IN BOOK 16, PAGE 7 OF OFFICIAL RECORDS, AND BOUNDED SOUTHERLY BY THE LINES DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 101, LA PLACENTIA TRACT, 16 MR 7, CITY OF SIMI VALLEY, COUNTY OF VENTURA, AND 101.17 FEET NORTH 0° 24' 48" EAST 138.23 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 101, NORTH 0° 24' 58" EAST, 306.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 58' 33" EAST 364.10 FEET; THENCE SOUTH 89° 58' 33" EAST 103.99 FEET TO THE POINT OF BEGINNING; THENCE EAST 103.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 0° 24' 48" WEST, 188.78 FROM THE NORTHEASTERLY CORNER OF SAID LOT 79 OF BOOK 3096 PAGE 178 OF OFFICIAL RECORDS.
 THIS SURVEY IS A REVISION OF SURVEY FILED IN BOOK 16, PAGE 7 OF OFFICIAL RECORDS OF SAID COUNTY, OF THE COUNTY RECORDER OF VENTURA COUNTY.
 ASSessor's PARCEL NUMBER: 625-0-161-020

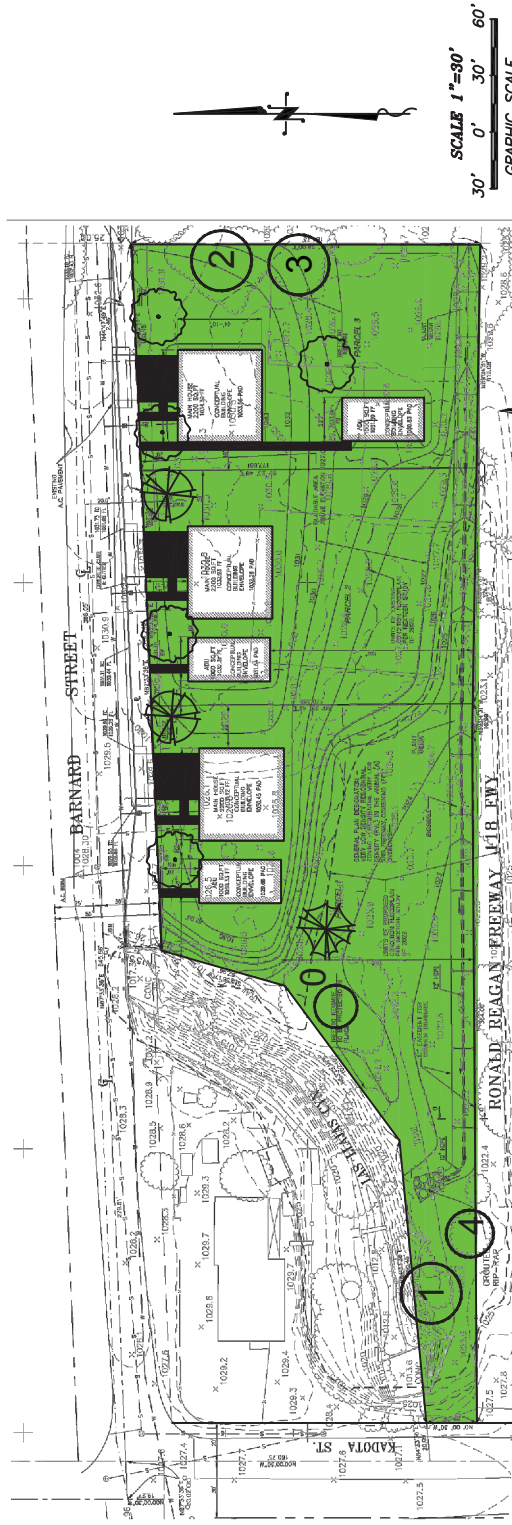
TOPOGRAPHIC SURVEY
LOT 79 AND A PORTION OF LOT 101,
LA PLACENTIA TRACT, 16 MR 7
APN 625-0-161-020
CITY OF SIMI VALLEY,
COUNTY OF VENTURA, CA

TREE APPRAISAL & VALUATION:

| | |
|-----------------------------------|---------------|
| Total tree value including Tree 0 | = \$87,445.00 |
| Total tree value without Tree 0 | = \$69,240.00 |
| Value of proposed 12 Quercus | = \$10,800.00 |

Destruction or damage of any existing Protected Trees during construction may result in additional replacement trees being required for final project approval and Certificate of Occupancy.

| TREE # | TAG #Tree | Species |
|--------|-----------|-----------------------------------------------|
| 0 | | Schinus molle / California Pepper |
| 1 | 706 | Juglans californica / California black walnut |
| 2 | 707 | Schinus molle / California Pepper |
| 3 | 708 | Schinus molle / California Pepper |
| 4 | 709 | Schinus molle / California pepper |



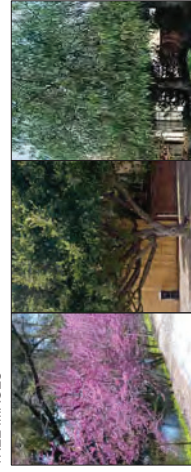
Client:
 GM ENGINEERING
 6634 Valjean Avenue
 Van Nuys, CA 91406
 818-908-1824 ext. 122
 att: Gregory Mazler

Project location:
 4850 Barnard Street
 Simi Valley, CA 93063

APN:

TREE LEGEND

| Symbol | Species Name/Common Name | Quantity | Size | WOODS | Remarks |
|----------|---------------------------------------|----------|---------|-------|---------|
| (Symbol) | Schinus molle / California Pepper | 1 | 24" box | VL | |
| (Symbol) | Quercus agrifolia / Coast Live Oak | 5 | 24" box | VL | |
| (Symbol) | Cercos occidentalis / Western Redwood | 2 | 24" box | L | |



TOPOGRAPHIC SURVEY
LOT 79 AND A PORTION OF LOT 101,
LA PLACENTIA TRACT, 16 MR 7
APN 625-0-161-020
CITY OF SIMI VALLEY,
COUNTY OF VENTURA, CA

NOTES:

- The boundary shown hereon has been plotted from best available public maps and records.
- Except as specifically stated or shown on this plat, this survey does not constitute a warranty of the accuracy of the information applicable to the subject real estate; easements; building setback lines; restrictive covenants; zoning or other land use regulations, and any other land use regulations; and any other facts.

BENCH MARK:
 BENCH MARK COUNTY OF VENTURA VOPID #1622 STAMPED 68-24 RM 1
 ELEVATION = 1016.484 FEET
 YEAR ADJUSTED 1999

1600 FEET WESTERLY ALONG COCHRAN STREET FROM ITS INTERSECTION WITH BARNARD STREET, 18 FEET WESTERLY ALONG COCHRAN STREET FOR A CHURCH AT 5028 COCHRAN STREET, 36 FEET SOUTHERLY FROM THE CENTER OF COCHRAN STREET, 1.8 FEET NORTHERLY FROM LIGHT STANDARD # 1976635E, DIRECTLY ACROSS FROM 5021 COCHRAN STREET.

2362 NO. OXNARD BLVD. STE. 201
 OXNARD, CA 93036
 OFF 805-498-1928
 FAX 805-604-3383
 EMAIL gdmv@gdmv.com
 JOB# C0405
 DATE OF FIELD SURVEY: APRIL 2022

**Paul Lewis Landscape Architect
Courtland Studio**

13351-D Riverside Drive, Sherman Oaks, CA 91423
818-788-9382 paul@studio4903.com
ASCA Consulting Arborist #800 Reg. Landscape Arcitect #3620, exp 2/28/25

**REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE
VALUATION BASED ON CURRENT CONDITION**

Project:

Project

4850 Barnard Street
Simi Valley, CA 93063

Tree No. 0

Species –

Schinus molle

| | | |
|---------------------------------------------------|-------------------------------------------|--------------------|
| 1. Trunk diameter at 4 ½ ft DBH | | 36 inches |
| 2. Cross-sectional area (line 1 squared) x 0.7854 | | 1017.88 sq. inches |
| 3. Condition rating | | 55% |
| Health - | <i>Below average for species</i> | |
| Structure - | <i>Previously good structure</i> | |
| Form - | <i>Previously full form</i> | |
| 4. Functional limitations - | <i>Req. much pruning & past prime</i> | 65% |
| 5. External limitations - | <i>Homeless encampment</i> | 10% |

Replacement Tree

Species –

Schinus molle

| | | |
|---------------------------------------------------|--|-------------|
| 6. Trunk diameter at 4 ½ DBH(Nursery Group #1) – | | 4 inches |
| 7. Cross-sectional area (line 6 squared) x 0.7854 | | 12.57 |
| 8. Replacement tree cost & source - 48"box (RPAC) | | \$ 2,200.00 |

Calculations

| | | |
|------------------------------------------------------------------------|--|---------------|
| 9. Unit tree cost (line8 / line 7 or RPAC) | | \$ 175 |
| 10. Basic reproduction cost (line 2 x line 9) | | \$ 178,200.00 |
| 11. Depreciated reproduction cost (line 10 x line 3 x line 4 x line 5) | | \$ 6,370.65 |

Additional Costs & Total

| | | |
|-------------------------------------------------|--|-------------|
| 12. Replacement tree installation | | \$ 1,518.00 |
| 13. Total reproduction cost (line 11 + line 12) | | \$ 7,888.65 |
| 14. Rounded | | \$ 7,900.00 |

**Paul Lewis Landscape Architect
Courtland Studio**

13351-D Riverside Drive, Sherman Oaks, CA 91423
818-788-9382 paul@studio4903.com
ASCA Consulting Arborist #800 Reg. Landscape Arcitect #3620, exp 2/28/25

**REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE
VALUATION BASED ON PREVIOUS CONDITION
PRIOR TO EXCESSIVE TRIMMING**

Project:

Project

4850 Barnard Street
Simi Valley, CA 93063

Tree No. 0

Species –

Schinus molle

| | | |
|---------------------------------------------------|-------------------------------------------|--------------------|
| 1. Trunk diameter at 4 ½ ft DBH | | 36 inches |
| 2. Cross-sectional area (line 1 squared) x 0.7854 | | 1017.88 sq. inches |
| 3. Condition rating | | 75% |
| Health - | <i>Below average for species</i> | |
| Structure - | <i>Previously good structure</i> | |
| Form - | <i>Previously full form</i> | |
| 4. Functional limitations - | <i>Req. much pruning & past prime</i> | 65% |
| 5. External limitations - | <i>Homeless encampment</i> | 100% |

Replacement Tree

Species –

Schinus molle

| | | |
|---------------------------------------------------|----|----------|
| 6. Trunk diameter at 4 ½ DBH(Nursery Group #1) – | | 6 inches |
| 7. Cross-sectional area (line 6 squared) x 0.7854 | | 28.27 |
| 8. Replacement tree cost & source - 48"box (RPAC) | \$ | 2,200.00 |

Calculations

| | | |
|------------------------------------------------------------------------|----|-----------|
| 9. Unit tree cost (line8 / line 7 or RPAC) | \$ | 78 |
| 10. Basic reproduction cost (line 2 x line 9) | \$ | 79,200.00 |
| 11. Depreciated reproduction cost (line 10 x line 3 x line 4 x line 5) | \$ | 38,610.00 |

Additional Costs & Total

| | | |
|-------------------------------------------------|----|-----------|
| 12. Replacement tree installation | \$ | 1,518.00 |
| 13. Total reproduction cost (line 11 + line 12) | \$ | 40,128.00 |
| 14. Rounded | \$ | 40,100.00 |

**Paul Lewis Landscape Architect
Courtland Studio**

13351-D Riverside Drive, Sherman Oaks, CA 91423
818-788-9382 paul@studio4903.com
ASCA Consulting Arborist #800 Reg. Landscape Arcitect #3620, exp 2/28/25

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

Project:

Project

4850 Barnard Street
Simi Valley, CA 93063

Tree No. 1 - tag #706

Species –

Juglans californica

| | | |
|---------------------------------------------------|-------------------------------------------------|-------------------|
| 1. Trunk diameter at 4 ½ ft DBH | | 12 inches |
| 2. Cross-sectional area (line 1 squared) x 0.7854 | | 113.10 sq. inches |
| 3. Condition rating | | 75% |
| Health - | <i>Below average for species</i> | |
| Structure - | <i>Leaning</i> | |
| Form - | <i>Full form</i> | |
| 4. Functional limitations - | <i>on edge of creek & diminished health</i> | 65% |
| 5. External limitations - | <i>No limitations</i> | 100% |

Replacement Tree

Species –

Quercus agrifolia

| | | |
|---------------------------------------------------|--|-------------|
| 6. Trunk diameter at 4 ½ DBH(Nursery Group #1) – | | 4 inches |
| 7. Cross-sectional area (line 6 squared) x 0.7854 | | 12.57 |
| 8. Replacement tree cost & source - 48"box (RPAC) | | \$ 2,200.00 |

Calculations

| | | |
|------------------------------------------------------------------------|--|--------------|
| 9. Unit tree cost (line8 / line 7 or RPAC) | | \$ 175 |
| 10. Basic reproduction cost (line 2 x line 9) | | \$ 19,800.00 |
| 11. Depreciated reproduction cost (line 10 x line 3 x line 4 x line 5) | | \$ 9,652.50 |

Additional Costs & Total

| | | |
|-------------------------------------------------|--|--------------|
| 12. Replacement tree installation | | \$ 1,518.00 |
| 13. Total reproduction cost (line 11 + line 12) | | \$ 11,170.50 |
| 14. Rounded | | \$ 11,200.00 |

**Paul Lewis Landscape Architect
Courtland Studio**

13351-D Riverside Drive, Sherman Oaks, CA 91423
818-788-9382 paul@studio4903.com
ASCA Consulting Arborist #800 Reg. Landscape Arcitect #3620, exp 2/28/25

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

Project:

Project

4850 Barnard Street
Simi Valley, CA 93063

Tree No. 2 - tag #707

Species –

Schinus molle

| | | |
|---------------------------------------------------|-----------------------------------------------------------------|--------------------|
| 1. Trunk diameter at 4 ½ ft DBH | | 45 inches |
| 2. Cross-sectional area (line 1 squared) x 0.7854 | | 1590.44 sq. inches |
| 3. Condition rating | | 75% |
| Health - | <i>Average for species</i> | |
| Structure - | <i>Good structure</i> | |
| Form - | <i>Full form</i> | |
| 4. Functional limitations - | <i>on prop. Line, req. care for dev. plans & past prime</i> | 65% |
| 5. External limitations - | <i>No limitations</i> | 100% |

Replacement Tree

Species –

Schinus molle

| | | |
|---------------------------------------------------|----|----------|
| 6. Trunk diameter at 4 ½ DBH(Nursery Group #1) – | | 6 inches |
| 7. Cross-sectional area (line 6 squared) x 0.7854 | | 28.27 |
| 8. Replacement tree cost & source - 48"box (RPAC) | \$ | 2,200.00 |

Calculations

| | | |
|------------------------------------------------------------------------|----|------------|
| 9. Unit tree cost (line8 / line 7 or RPAC) | \$ | 78 |
| 10. Basic reproduction cost (line 2 x line 9) | \$ | 123,750.00 |
| 11. Depreciated reproduction cost (line 10 x line 3 x line 4 x line 5) | \$ | 60,328.13 |

Additional Costs & Total

| | | |
|-------------------------------------------------|----|-----------|
| 12. Replacement tree installation | \$ | 1,518.00 |
| 13. Total reproduction cost (line 11 + line 12) | \$ | 61,846.13 |
| 14. Rounded | \$ | 61,800.00 |

**Paul Lewis Landscape Architect
Courtland Studio**

13351-D Riverside Drive, Sherman Oaks, CA 91423
818-788-9382 paul@studio4903.com
ASCA Consulting Arborist #800 Reg. Landscape Arcitect #3620, exp 2/28/25

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

Project:

Project

4850 Barnard Street
Simi Valley, CA 93063

Tree No. 3 - tag #708

Species –

Schinus molle

- | | | |
|---------------------------------------------------|-----------------------------------------------------------------|--------------------|
| 1. Trunk diameter at 4 ½ ft DBH | | 44 inches |
| 2. Cross-sectional area (line 1 squared) x 0.7854 | | 1520.53 sq. inches |
| 3. Condition rating | | 75% |
| Health - | <i>Average for species</i> | |
| Structure - | <i>Leaning</i> | |
| Form - | <i>Full form</i> | |
| 4. Functional limitations - | <i>on prop. Line, req. care for dev. plans & past prime</i> | 65% |
| 5. External limitations - | <i>No limitations</i> | 100% |

Replacement Tree

Species –

Schinus molle

- | | | |
|------------------------------------------------------------------------|----|------------|
| 6. Trunk diameter at 4 ½ DBH(Nursery Group #1) – | | 6 inches |
| 7. Cross-sectional area (line 6 squared) x 0.7854 | | 28.27 |
| 8. Replacement tree cost & source - 48"box (RPAC) | \$ | 2,200.00 |
| <u>Calculations</u> | | |
| 9. Unit tree cost (line8 / line 7 or RPAC) | \$ | 78 |
| 10. Basic reproduction cost (line 2 x line 9) | \$ | 118,311.11 |
| 11. Depreciated reproduction cost (line 10 x line 3 x line 4 x line 5) | \$ | 57,676.67 |
| <u>Additional Costs & Total</u> | | |
| 12. Replacement tree installation | \$ | 1,518.00 |
| 13. Total reproduction cost (line 11 + line 12) | \$ | 59,194.67 |
| 14. Rounded | \$ | 59,200.00 |

**Paul Lewis Landscape Architect
Courtland Studio**

13351-D Riverside Drive, Sherman Oaks, CA 91423
818-788-9382 paul@studio4903.com

ASCA Consulting Arborist #800 Reg. Landscape Arcitect #3620, exp 2/28/25

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

Project:

Project

4850 Barnard Street
Simi Valley, CA 93063

Tree No. 4 - tag# 709

Species –

Schinus molle

- | | | |
|---------------------------------------------------|----------------------------|-------------------|
| 1. Trunk diameter at 4 ½ ft DBH | | 22 inches |
| 2. Cross-sectional area (line 1 squared) x 0.7854 | | 380.13 sq. inches |
| 3. Condition rating | | 75% |
| Health - | <i>Average for species</i> | |
| Structure - | <i>Full structure</i> | |
| Form - | <i>Full form</i> | |
| 4. Functional limitations - | <i>Req much pruning</i> | 70% |
| 5. External limitations - | <i>No limitations</i> | 100% |

Replacement Tree

Species –

Schinus molle

- | | | |
|---------------------------------------------------|--|-------------|
| 6. Trunk diameter at 4 ½ DBH(Nursery Group #1) – | | 6 inches |
| 7. Cross-sectional area (line 6 squared) x 0.7854 | | 28.27 |
| 8. Replacement tree cost & source - 48"box (RPAC) | | \$ 2,200.00 |

Calculations

- | | |
|------------------------------------------------------------------------|--------------|
| 9. Unit tree cost (line8 / line 7 or RPAC) | \$ 78 |
| 10. Basic reproduction cost (line 2 x line 9) | \$ 29,577.78 |
| 11. Depreciated reproduction cost (line 10 x line 3 x line 4 x line 5) | \$ 15,528.33 |

Additional Costs & Total

- | | |
|-------------------------------------------------|--------------|
| 12. Replacement tree installation | \$ 1,518.00 |
| 13. Total reproduction cost (line 11 + line 12) | \$ 17,046.33 |
| 14. Rounded | \$ 17,000.00 |

**Paul Lewis Landscape Architect
Courtland Studio**

13351-D Riverside Drive, Sherman Oaks, CA 91423
818-788-9382 paul@studio4903.com

ASCA Consulting Arborist #800 Reg. Landscape Arcitect #3620, exp 2/28/25

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

Project: **Project**
4850 Barnard Street
Simi Valley, CA 93063

TREE VALUATION SUMMARY

| <u>Tree #</u> | <u>Replacement Value</u> | <u>Required Replacement if Damaged</u> |
|----------------------|---------------------------------|-----------------------------------------------|
| Tree 0* | \$ 7,900.00 | 4 - 48" box trees |
| Tree 1 | \$ 11,200.00 | 5 - 48" box trees |
| Tree 2 | \$ 61,800.00 | 28 - 48" box trees |
| Tree 3 | \$ 59,200.00 | 27 - 48" box trees |
| Tree 4 | \$ 17,000.00 | 8 - 48" box trees |

If *Trees # 1 -4* are damaged in construction, this establishes the required amount spent on replacement trees, "Required Replacement" based on \$2,200 per 48" box tree valuation Alternately fewer larger trees can be planted to achieve similar valuation

*Depending on the determination by staff, *Tree 0* may need to be replaced with an expense of this amount.

| | | |
|--------|--------------|--------------------|
| Tree 0 | \$ 40,100.00 | 18 - 48" box trees |
|--------|--------------|--------------------|

Miguel Marquez
4850 Bernard st
Simi Valley, California , 93063
miguel4hvac@yahoo.com
(818)-631-7655

August, 3, 2023

Zarui Chaparyan
City of Simi Valley
Simi Valley, California , 93063

Subject: Explanation Regarding Tree Pruning at 4850 Barnard St

Dear Zarui,

I hope this letter finds you well. I am writing to provide you with an explanation regarding the recent pruning of a tree located on the property at 4850 Barnard St. I understand that this issue has been a topic of discussion in the ongoing email exchange between you, Paul Lewis, myself, and Gregory Mazler.

As you are aware, our property at 4850 Barnard St has been facing challenges with trespassing and unauthorized encampment by a homeless individual. The person in question sought refuge under the said tree and conducted cooking activities using open fires. This situation presented a significant fire hazard, jeopardizing not only the property but also the safety and well-being of the homeless individual.

Given the severity of the situation and after contacting the police, we were informed that they were unable to address the encampment on their end. However, they suggested that we take proactive measures to prevent potential fire incidents and risks to the homeless person's life.

In consideration of public safety and avoiding risk of fire and life loss, I made the decision to prune the tree. The pruning was carried out as a preventive measure to reduce the fire hazard and eliminate the risks posed by the unauthorized encampment.

It is important to highlight that we took this action as a last resort after exhausting all available options and considering the safety of everyone involved. We are fully committed to complying with all relevant ordinances and regulations of Simi Valley, California, while also ensuring the well-being of our community and the environment.

I understand the importance of adhering to the proper procedures and reporting all activities concerning the property. Therefore, I wanted to provide you with this explanation to clarify our actions and intentions.

If you have any further questions or concerns, please do not hesitate to reach out to me. I am open to discussing the matter further and finding suitable solutions to address any issues that may have arisen from this situation.

Thank you for your attention to this matter. Your cooperation and understanding are greatly appreciated.

Sincerely,
Miguel Marquez

Client:
GM ENGINEERING
6634 Valjean Avenue
Van Nuys, CA 91406
818-908-1824 ext. 122
att. Gregory Mazler

Project location:
4850 Barnard Street
Simi Valley, CA 93063

APN:

TREE LOCATION PLAN
Survey for reference purposes only

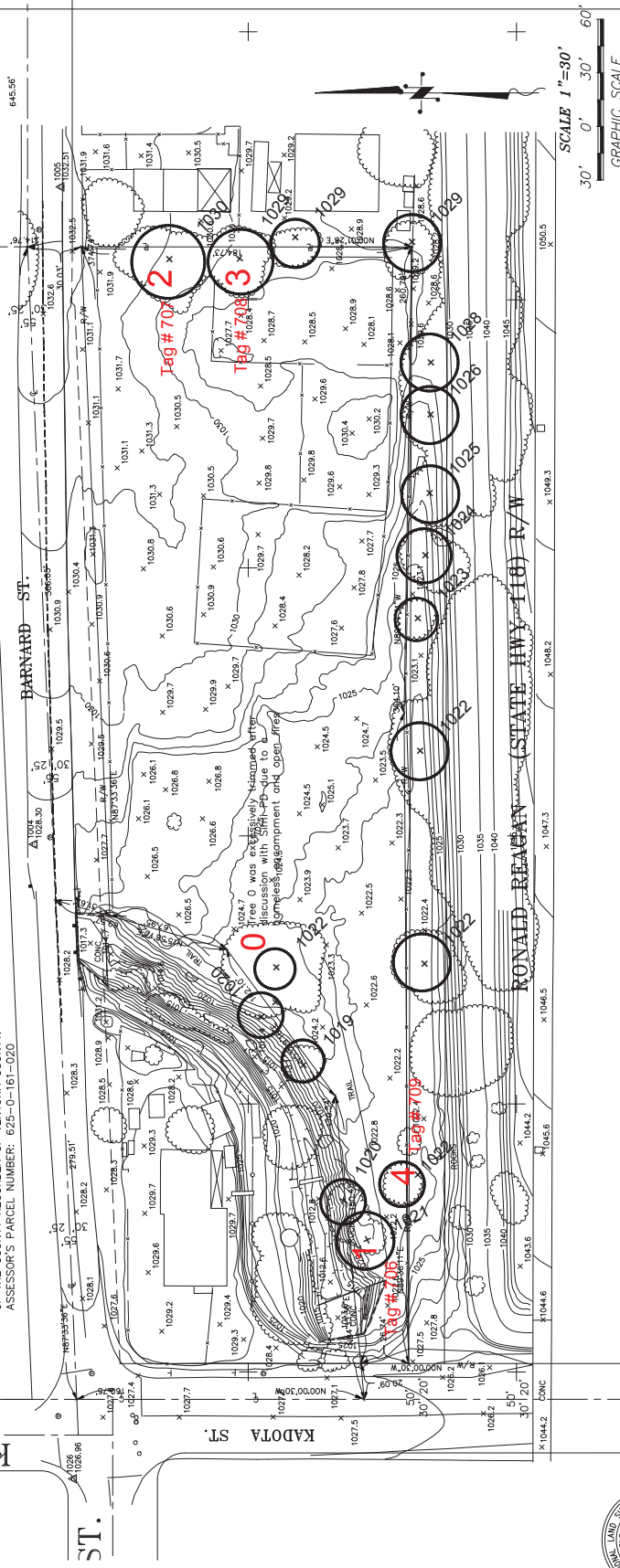
Scale: NTS
Date: 06/07/2023
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TOPOGRAPHIC SURVEY
LOT 79 AND A PORTION OF LOT 101,
LA PLACENTIA TRACT, 16 MR 7
APN 625-0-161-020
CITY OF SIMI VALLEY,
COUNTY OF VENTURA, CA

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 79 AND ALL THAT PORTION OF LOT 101, LA PLACENTIA TRACT, 16 MR 7, CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THAT CERTAIN COUNTY ROAD KNOWN AS BARNARD STREET, AS SAID ROAD IS BOUNDED SOUTHERLY BY THE WESTERLY LINE OF SAID ROAD AND BOUNDED SOUTHERLY BY THE LINES DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 101, DISTANT ALONG THE WESTERLY LINE OF SAID LOTS 79 AND 101, NORTH 0° 24' 46" EAST, 136.23 FEET FROM THE WESTERLY CORNER OF SAID LOT 101, TO THE POINT OF BEGINNING; THENCE S 306.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 43° 44' EAST 260.94 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 79, LAST SAID POINT BEING DISTANT ALONG SAID EASTERLY LINE SOUTH 0° 24' 46" WEST, 188.76 FEET FROM THE WESTERLY CORNER OF SAID LOT 79 OF BOOK 3096 PAGE 179 OF RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING; SAID LAND IS ALSO SHOWN ON RECORD OF SURVEY FILED IN BOOK 60, PAGE :36 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, ASSESSOR'S PARCEL NUMBER: 625-0-161-020

TOPOGRAPHIC SURVEY
PREPARED FOR:
GM ENGINEERING
6634 Valjean Avenue
Van Nuys, CA 91406
818-908-1824 ext. 122
att: Gregory Mazler

| TREE # | TAG #/Tree | Species |
|--------|------------|-----------------------------------------------|
| 0 | | Schinus molle / California Pepper |
| 1 | 706 | Juglans californica / California black walnut |
| 2 | 707 | Schinus molle / California Pepper |
| 3 | 708 | Schinus molle / California Pepper |
| 4 | 709 | Schinus molle / California pepper |



SCALE 1"=30'
GRAPHIC SCALE
30' 0' 30' 60'

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- NOTES:**
- The boundary shown hereon has been plotted from best available public maps and records.
 - Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, zoning ordinances, city regulations, and any other land use regulations; and any other facts.

BENCHMARK:
BENCH MARK COUNTY OF VENTURA VCPID #1622 STAMPED 68-24 RM 1
1999
ELEVATION= 1016.484 FEET
YEAR ADJUSTED 1999
1600 FEET WESTERLY ALONG COCHRAN STREET FROM ITS INTERSECTION WITH STERNS STREET, 36.5 FEET EASTERLY FROM THE WEST DRIVEWAY FOR A CHURCH AT 5028 COCHRAN STREET, 36 FEET SOUTHERLY FROM THE CENTER OF COCHRAN STREET, 1.8 FEET NORTHERLY FROM LIGHT STANDARD # 1976838E, DIRECTLY ACROSS FROM 5021 COCHRAN STREET.

2362 NO. OXNARD BLVD. STE. 201
OXNARD, CA 93036
OFF 805-496-1928
FAX 805-604-3383
EMAIL david@dccondr.com
JOB# CCO405
DATE OF FIELD SURVEY: APRIL 2022



TOPOGRAPHIC SURVEY
 PREPARED FOR:
 GM ENGINEERING
 6634 Valjean Avenue
 Van Nuys, CA 91406
 818-908-1824 ext. 122
 att: Gregory Mazler

LEGAL DESCRIPTION:

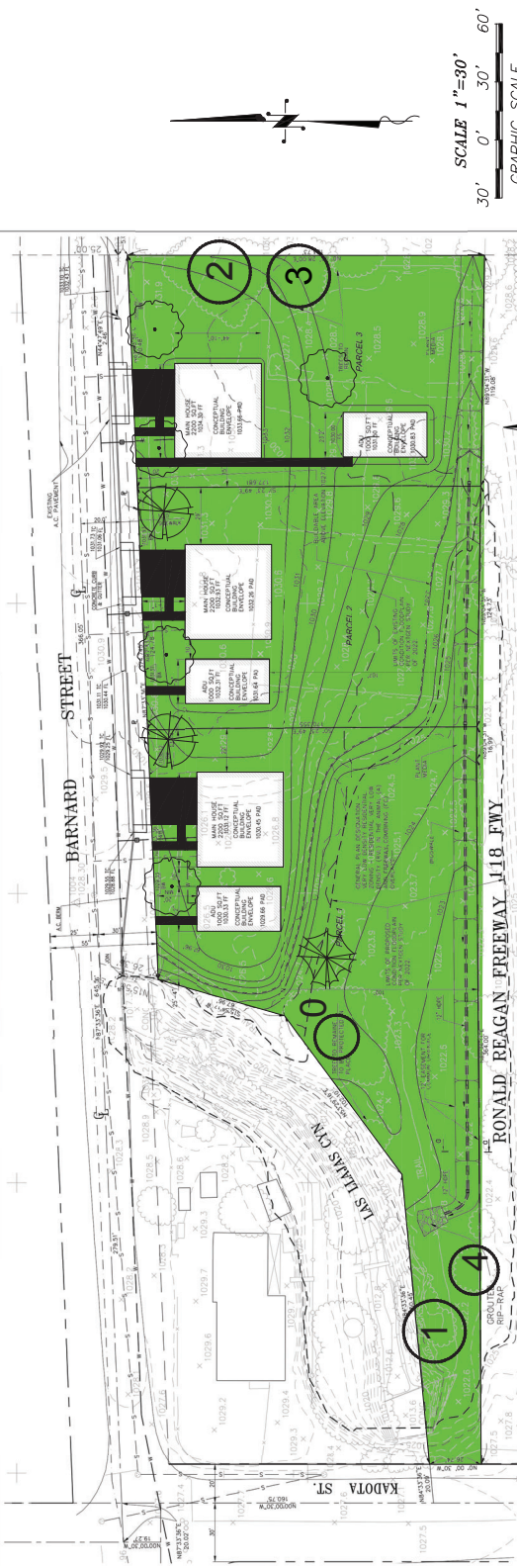
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
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 BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 101, DISTANT ALONG THE WESTERLY LINE OF SAID LOTS 79 AND 101, NORTH 0° 24' 46" EAST, 136.23 FEET FROM THE WESTERLY CORNER OF SAID LOT 101, TO THE POINT OF BEGINNING; THENCE SOUTH 89° 58' 33" EAST 364.10 FEET; THENCE SOUTH 89° 43' 44" EAST 260.94 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 79, LAST SAID POINT BEING DISTANT ALONG SAID EASTERLY LINE SOUTH 0° 24' 46" WEST, 188.76 FEET FROM THE WESTERLY CORNER OF SAID LOT 79 OF BOOK 3096 PAGE 79 OF RECORDS OF SAID COUNTY;
 SAID LAND IS ALSO SHOWN ON RECORD OF SURVEY FILED IN BOOK 60, PAGE :36 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, ASSESSOR'S PARCEL NUMBER: 625-0-161-020

TOPOGRAPHIC SURVEY
LOT 79 AND A PORTION OF LOT 101,
LA PLACENTIA TRACT, 16 MR 7
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CITY OF SIMI VALLEY,
COUNTY OF VENTURA, CA

TREE APPRAISAL & VALUATION:

Total tree value including Tree 0 = \$87,445.00
 Total tree value without Tree 0 = \$69,240.00
 Value of proposed 12 Quercus = \$10,800.00
 Destruction or damage of any existing Protected Trees during construction may result in additional replacement trees being required for final project approval and Certificate of Occupancy.

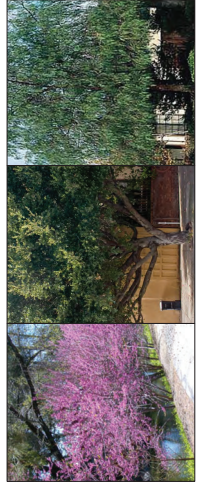
| TREE # | TAG #Tree | Species |
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| 1 | 706 | Juglans californica / California black walnut |
| 2 | 707 | Schinus molle / California Pepper |
| 3 | 708 | Schinus molle / California Pepper |
| 4 | 709 | Schinus molle / California pepper |



TREE LEGEND

| Symbol | Botanical Name/Common Name | Quantity | Size | WUODLS | Remarks |
|--------|---------------------------------------|----------|---------|--------|---------|
| | Schinus molle / California Pepper | 1 | 34" box | VL | |
| | Quercus agrifolia / Coast Live Oak | 5 | 24" box | VL | |
| | Cercis occidentalis / Western Redwood | 2 | 34" box | L | |

TREE IMAGES



Cercis occidentalis/ Western Redwood
 Quercus agrifolia/ Coast Live Oak
 Schinus molle/ California Pepper

NOTES:
 1. The boundary shown hereon has been plotted from best available public maps and records.
 2. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject land: (a) local, state, or federal laws, ordinances, rules, regulations, covenants; zoning or other land use regulations, and any other land use regulations; and any other facts.

BENCH MARK:
 BENCH MARK COUNTY OF VENTURA VCPID #1622 STAMPED 66-24 RM 1 1999
 ELEVATION= 1016.484 FEET
 YEAR ADJUSTED 1999
 1600 FEET WESTERLY ALONG COCHRAN STREET FROM ITS INTERSECTION WITH STERN'S STREET, 36.5 FEET EASTERLY FROM THE WEST DRIVEWAY FOR A CHURCH AT 5028 COCHRAN STREET, 36 FEET SOUTHERLY FROM THE CENTER OF COCHRAN STREET, 1.8 FEET NORTHERLY FROM LIGHT STANDARD # 1976838E, DIRECTLY ACROSS FROM 5021 COCHRAN STREET.

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 OXNARD, CA 93036
 OFF 805-496-1928
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 DATE OF FIELD SURVEY: APRIL 2022

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LANDSCAPE PLAN
 Survey for reference purposes only