

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 #

Project Title: PD-S-2021-0006

Lead Agency: City of Simi Valley Contact Person: Alexandra Clingman
 Mailing Address: 2929 Tapo Canyon Rd. Phone: (805) 583-6772
 City: Simi Valley Zip: 93063 County: Ventura

Project Location: County: Ventura City/Nearest Community: Simi Valley

Cross Streets: Cochran St. 1000 Feet W. of Caper Ln. Zip Code: 93063

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 2.87

Assessor's Parcel No.: 615-0-180-195 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 118 Waterways: _____

Airports: _____ Railways: Southern Pacific Rail Road Schools: _____

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: <u>NOD to reuse the MND</u> | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Modification to Conditional Use Permit</u> |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>37,324</u> Acres <u>2.87</u> Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Industrial within the West End Specific Plan

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

Please see attachment 1.

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 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input 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 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 type="checkbox"/> Fish & Game Region # _____	<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>Redistribution not required.</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date N/A Ending Date N/A

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Simi Valley</u>	Applicant: <u>Brian Poliquin</u>
Address: <u>2929 Tapo Canyon Rd.</u>	Address: <u>29619 Agoura Rd.</u>
City/State/Zip: <u>Simi Valley/ CA/ 93063</u>	City/State/Zip: <u>Agoura Hills/CA/91301</u>
Contact: <u>City of Simi Valley (aclingman@simivalley.org)</u>	Phone: <u>818-584-0057</u>
Phone: <u>805-583-6772</u>	

Signature of Lead Agency Representative:  Date: 01/06/22

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

Project Description

PD-S-2021-0006

Administrative Modification to construct a 37,324 square foot, one-story, industrial building with mezzanines.

In accordance with Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study for GPA-102/SP-S-7, AMD#27/Z-S-742/CUP-S-823 was conducted in 2019 to determine if the construction of two industrial buildings that total 31,124 square feet on a 2.87-acre parcel would have a significant impact on the environment. Based on the conclusions of the Initial Study, it was found that, with the inclusion of three mitigation measures, the project did not have the potential for a significant impact on the environment, and on August 26, 2019, the Mitigated Negative Declaration was adopted as part of the project approval. The adopted Initial Study and Mitigated Negative Declaration (MND) are attached to this report (refer to Exhibit 1). Additionally, the three mitigation measures are conditions of approval for the modified project.

The Administrative Modification is a request to reconfigure the building and associated parking and to enhance the building's design and architecture. The project area will not change, therefore, impacts to cultural resources and the existing mitigation measures will remain the same and will apply to the current project request. There are no new impacts from the modification, and no additional mitigation measures are required for the proposal. Section 15162 of the State CEQA Guidelines states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or Negative Declaration shall be prepared for that project when the lead agency can make certain findings based on substantial evidence. Therefore, based on the criteria contained in Section 15162 of the State CEQA Guidelines it is found:

1. That there have been no substantial changes proposed in the project which would require major revisions to the Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed project is to modify the building design by increasing the total square footage from 31,124 to 37,324 (6,200 sq. ft.). The first floor will consist of 30,824 square feet, and the remaining 6,500 square feet will be utilized for the mezzanine floor area. The approved parking lot will be modified to provide nine additional parking spaces, which requires minor changes to the site plan. The changes will remain on the previously approved project area, so there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects resulting from the modification. Therefore, the proposed project would not require any revisions to the MND.

2. That no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions in the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The existing land uses in the surrounding vicinity and within the project area have not undergone any substantial changes since they were described and analyzed in the original project Initial Study and MND, so there is no substantial increase in the severity of any previously identified environmental effects that would require revisions in the MND. The General Plan land use designations for the area have not been changed, and the MND anticipates buildout of the project vicinity in accordance with these General Plan land use designations in its analysis of cumulative land use impacts and project circumstances. Therefore, the circumstances under which the project is undertaken have not changed substantially, and no revisions to the previously adopted MND are required.

3. That no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Mitigated Negative Declaration was certified as complete has become available. The permit modification application does not include any new information, of substantial importance, regarding significant effects from development of the project that were not previously discussed, identified, and analyzed in the previously adopted MND. There has been no new information submitted that demonstrates that significant effects would occur that were not discussed in the MND and there has been no new information submitted to demonstrate that previously identified significant effects will be substantially more severe. The existing mitigation measures were found to be effective and feasible at the time of adoption of the MND, and there have been no substantial changes to the project or the project circumstances that would change the mitigation measures. Therefore, no new information that contradicts the analysis in the Initial Study and MND has become available since the MND was adopted by the City Council in August 2019.

Therefore, based on compliance with the City ordinances and the proposed changes to the approved project design, all other environmental effects on the project will continue to not be significant. Therefore, in accordance with Section 15162 of the CEQA Guidelines, the adopted MND (Exhibit 1) still applies to the project, and there is no substantial evidence that the project as modified could have a potentially significant effect on the environment beyond what was previously analyzed. In that the adopted Initial Study and Mitigated Negative Declaration, continue to reflect the independent judgment and analysis of the City.