

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: 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 and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <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 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)

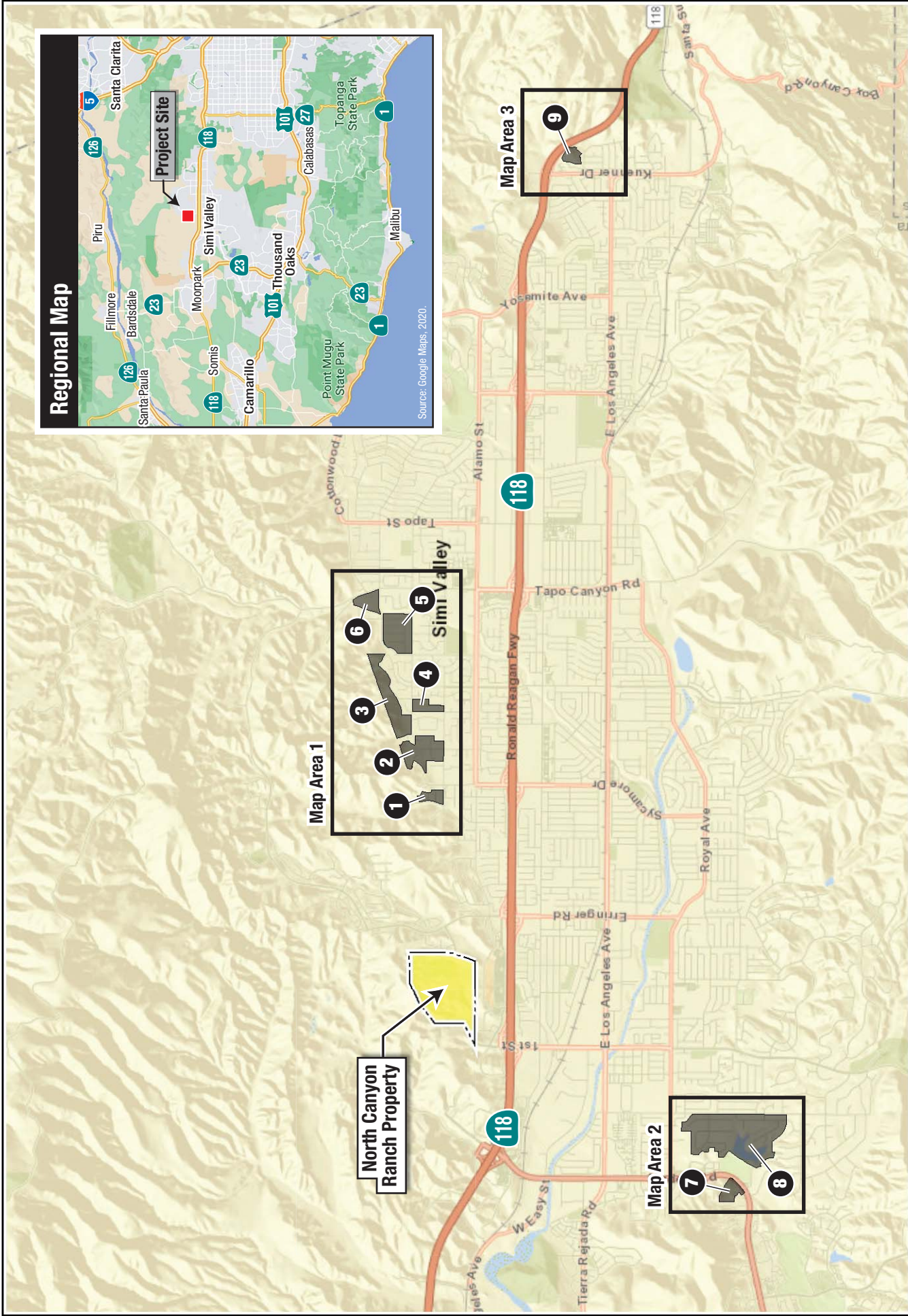
Starting Date 08/12/22 Ending Date 09/12/2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Envicom Corporation</u>	Applicant: <u>NCR: City of Simi Valley / RIA: SVJV Partners, LLC</u>
Address: <u>4165 E. Thousand Oaks Blvd., Suite 290</u>	Address: <u>NCR: 2929 Tapo Cyn Rd / RIA: 3649 Ninth Street</u>
City/State/Zip: <u>Westlake Village, CA 91362</u>	City/State/Zip: <u>NCR: Simi Valley, CA 93063 / RIA: Riverside, CA 92501</u>
Contact: <u>Laura Kaufman</u>	Phone: <u>Claudia Pedroso (805) 583-6875</u>
Phone: <u>818-879-4700</u>	

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 ANNEXATION ISLANDS – INITIAL STUDY/NOP

North Canyon Ranch and Required Island Annexations Location Map



FIGURE 1