



CITY OF SIMI VALLEY

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Notice of Completion/Notice of Availability of a Draft Environmental Impact Report Pursuant to the California Environmental Quality Act (CEQA)

DATE: April 15, 2024

TO: Agencies, Organizations, and Interested Parties

FROM/LEAD AGENCY:

City of Simi Valley
Department of Environmental Services/Planning Division
2929 Tapo Canyon Road
Simi Valley, CA 93063-2199
Attn: Elizabeth Richardson, Senior Planner
Email: erichardson@simivalley.org
Phone: (805) 583-6334

SUBJECT: *Draft EIR for the North Canyon Ranch & Required Island Annexations Project*

This is the Notice of Availability (NOA) and Notice of Completion (NOC) of a Draft Environmental Impact Report (Draft EIR) for the above-noted project, provided pursuant to CEQA Statute Section 21092, of the California Public Resources Code Division 13, Environmental Quality. By way of this notice, the City of Simi Valley, as lead agency under CEQA, is accepting comments from responsible, trustee and interested agencies, those requesting notice, and the general public as to the scope and content of the Draft EIR, which addresses the project's potential physical impacts on the environment. The project Draft EIR will be posted with the California Office of Planning and Research (OPR), the state clearinghouse for environmental documents, and is available on OPR's <https://ceqanet.opr.ca.gov/> website as well as the City's website at: <https://www.simivalley.org/departments/environmental-services/planning-division/environmental-documents>.

The public review period for the Draft EIR is from April 15, 2024 – May 29, 2024. In addition to the website above, copies of the Draft EIR are available for public review at the Simi Valley Department of Environmental Services, 2929 Tapo Canyon Road, and at the Simi Valley Public Library, 2969 Tapo Canyon Road. Copies of all documents incorporated by reference in the Draft EIR can be reviewed at the Department of Environmental Services. A Public Hearing on the proposed project has not been set and will be noticed at a later date. Comments should be submitted in writing by mail or email by May 29, 2024 no later than 5:00 p.m. to:

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PROJECT CASE NOs.: ANX-0077, GPA-0073, Z-S-0613, PD-S-1054, TT 5658-A

PROJECT LOCATION: The project evaluated in the Draft EIR is comprised of two components, depicted in **Figure 1 - North Canyon Ranch and Required Island Annexations Location Map**: 1) the North Canyon Ranch residential subdivision, and 2) a series of Required County Island Annexations to the City. The North Canyon Ranch project site is located in the northwestern portion of Simi Valley, north of the 118 Freeway and west of Erringer Road (APN 615-0-500-075). The Required Island Annexations (Islands 1-9) are also depicted on Figure 1. The North Canyon Ranch property and all nine unincorporated County Island areas (Islands 1-9) are located within the City's adopted Sphere of Influence and City Urban Restriction Boundary boundaries.

PROJECT DESCRIPTION:

North Canyon Ranch: The project consists of a General Plan Amendment (GPA-0073) to reconfigure the existing General Plan Land Use designations of Medium Density Residential, Moderate Density Residential, and Open Space; a Zone Change (Z-S-0613) to establish zones upon annexation of the site to Residential Medium Density (RM), Residential Moderate Density (RMod), and Open Space (OS); a Tentative Map and Planned Development Permit (TT 5658-A and PD-S-1054) to subdivide and develop the approximately 160.32-acre site with 157 single-family residences, 50 multi-family units, and open space; and an Annexation (ANX-0077) to annex the project site into the City of Simi Valley. The project would also complete the planned extension of Falcon Street through the project site to connect to the current northerly terminus of First Street. The applicant for the project is SVJV Partners, LLC. Development, 3649 Ninth Street, Riverside, CA 92501.

Required Island Annexations: Island Annexation areas 1–9 encompass 326.06 acres of land and include 444 parcels, comprised of 425 developed single-family parcels, 5 undeveloped single-family parcels, and 14 other parcels (e.g., open space lots, easements, and/or portions of residentially zoned lots). Only annexation & City zoning comparable to existing County zoning is proposed for these areas. No other changes are proposed at this time in the County Islands, and no foreseeable projects are proposed. The Ventura County Local Agency Formation Commission (LAFCo) has required these annexations to occur with the next City annexation, in this case, the North Canyon Ranch Project annexation.

Process. Following the City review of the project and the EIR, the Ventura County LAFCo annexation process would be required for all components of the project.

Figure 1 – North Canyon Ranch and Required Island Annexations Location Map

