

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: CUP-S-2023-0004 Simi Pak Industrial Project

Lead Agency: City of Simi Valley

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Project Location: Simi Valley, Ventura County

City

County

Project Description (Proposed actions, location, and/or consequences).

The Applicant (Permittee), Walter Postelwait, Pak Group, LLC, applied for a Conditional Use Permit (CUP-S-2023-0004) on March 13, 2023. The request is to construct a 66,431 square-foot industrial tilt-up building on a 7.67-acre vacant site. The building is intended for warehousing and manufacturing bakery ingredients and will have 38,582 square feet of warehouse space, 6,600 square feet of office space, and a 21,000 square-foot manufacturing area. The building will have two driveway entrances from West Los Angeles Avenue, providing access to the 91 parking areas and the 8 loading docks located on the west and east sides of the building. The site will include 28.3 percent of new landscaping and the removal of four Coast Live Oaks and two Peruvian pepper trees. To mitigate the loss of these trees, the Permittee is required to plant upsized replacement trees on-site or pay into the City's Tree Mitigation Fund. The site is currently vacant and will require approximately 30,000 cubic yards of excavation and 19,000 cubic yards of fill. New grading will remain at least 100 feet away from the top of the bank of Alamos Creek to the west (Drainage A), and over 140 feet away from an existing concrete drainage feature to the east (Drainage B). Drainage A and B are considered jurisdictional drainage features on-site, and they fall under the jurisdiction of the Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics will be mitigated through adherence to lighting standards.
 Biological resources will be mitigated through Crotch's bumble bee survey and monitoring, nesting bird/gnatcatcher surveys, nest buffers, oak tree mitigation, and Alamos Creek buffer.
 Cultural resources will be mitigated by notifying an archaeologist if unanticipated cultural resources are discovered, implementing a Paleontological Resources Impact Mitigation Plan and Paleontological Monitoring, and conducting a workers' environmental awareness program before work starts to identify on-site resources if discovered.
 Geology/Soils will be mitigated through Paleontological Monitoring if fossils are discovered.
 Transportation will be mitigated by implementing Transportation Demand Strategies and payment of a fair share cost fee as determined by the Ventura County Vehicle Miles Traveled Adaptive Mitigation Program (VMT AMP).
 Tribal Cultural Resources will be mitigated through on-site tribal monitoring, consultation if resources are discovered, and notifying NAHC if human remains are discovered.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A