

# 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

<b>SCH #</b>
--------------

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

Lead Agency: <u>City of Simi Valley</u>	Contact Person: <u>Alexandra Clingman, Associate Planner</u>
Mailing Address: <u>2929 Tapo Canyon Road</u>	Phone: <u>(805) 583-6772</u>
City: <u>Simi Valley, CA</u> Zip: <u>93065</u>	County: <u>Ventura County</u>

**Project Location:** County: Ventura County City/Nearest Community: City of Simi Valley  
 Cross Streets: West Los Angeles Avenue, Los Alamos Canyon Rd Zip Code: 93065

Longitude/Latitude (degrees, minutes and seconds): 34 ° 17 ' 11 " N / 118 ° 48 ' 44.3 " W Total Acres: 7.67

Assessor's Parcel No.: 579-0-150-055 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 118 Waterways: Alamos Creek

Airports: N/A Railways: Southern Pacific Railroad Schools: Arroyo Elementary School

**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 checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <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 type="checkbox"/> Other: _____   |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____   | <input type="checkbox"/> Transportation: Type _____            |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>6600</u> Acres <u>7.67</u> Employees <u>46</u>      | <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>59582</u> Acres <u>7.67</u> Employees <u>46</u> | <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 checked="" 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 type="checkbox"/> Archeological/Historical        | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                                       |
| <input checked="" 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 checked="" type="checkbox"/> Traffic/Circulation  | <input checked="" type="checkbox"/> Other: <u>Cultural and Tribal Resources</u> |

**Present Land Use/Zoning/General Plan Designation:**

Light Industrial (LI), Sexually Oriented Business Overlay (SB), West End Specific Plan (WESP)

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

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.

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 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 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 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>U.S. Army Corps of Engineers</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Mountains Recreation &amp; Conservation Authority (MRCA)</u>
<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 July 3, 2024 Ending Date August 2, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Alexandra Clingman

Digitally signed by Alexandra Clingman  
Date: 2024.07.02 15:07:30 -0700

Date: 07/02/2024

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