

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: 4100 Guardian Street Warehouse

Lead Agency: City of Simi Valley Contact Person: Zarui Chaparyan
 Mailing Address: 2929 Tapo Canyon Road Phone: (805) 583-6774
 City: Simi Valley Zip: 93063 County: Ventura

Project Location: County: Ventura City/Nearest Community: Simi Valley
 Cross Streets: Guardian Street, Tapo Canyon Road, Peppertree Lane Zip Code: 93063
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 15 ' 52 " N / 118 ° 42 ' 58 " W Total Acres: 10.3
 Assessor's Parcel No.: 626-0-052-065, 626-0-052-095 Section: N/A Twp.: 2N Range: 18W Base: N/A
 Within 2 Miles: State Hwy #: 118 Waterways: Meier Canyon Creek, Arroyo Simi
 Airports: N/A Railways: Metrolink Schools: Multiple

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: Conditional Use Permit

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 179,490 Acres 10.3 Employees ~35 Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

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: _____

Present Land Use/Zoning/General Plan Designation:

Business Park

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

Dunn Simi, LP (Applicant) proposes to construct the 4100 Guardian Street Warehouse (proposed Project), which would include the demolition of an existing 135,520-square-foot office building and construction of a 179,490-square-foot facility, of which 9,000 square feet would be used for potential office space. The proposed Project would include demolition of the existing building, and construction of the warehouse building, office spaces, associated parking lot, and landscaping improvements. An average of 30 construction workers would be on site, with a peak of up to 70 workers depending on the construction phase. The proposed Project would provide a modern industrial building to be operated by a to-be-determined tenant. For analysis purposes, operations may involve up to 180 employees and up to 52 daily heavy-duty truck trips, but may vary depending on the ultimate tenant operations. The approximate hours of operation would be from 8:00 am to 5:00 pm on weekdays.

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".

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| <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 type="checkbox"/> Other: _____ |
| <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 7/17/2024 Ending Date 8/6/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Aspen Environmental Group</u>	Applicant: <u>Dunn Simi, LP</u>
Address: <u>5020 Chesebro Road</u>	Address: <u>1200 Wilshire Boulevard, Suite 208</u>
City/State/Zip: <u>Agoura Hills, CA 91301</u>	City/State/Zip: <u>Los Angeles, CA 90017</u>
Contact: <u>Stephanie Tang</u>	Phone: <u>(213) 580-1400</u>
Phone: <u>(818) 338-6763</u>	

Signature of Lead Agency Representative: Zarui Chaparyan

Digitally signed by Zarui Chaparyan
Date: 2024.07.15 12:28:11 -0700

Date: 07/15/2024

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