

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 # 2018051058

Project Title: Tapo-Alamo Street Project

Lead Agency: City of Simi Valley Department of Environmental Services Contact Person: Stratis Perros
Mailing Address: 2929 Tapo Canyon Road Phone: (805) 583-6769
City: Simi Valley Zip: 93063 County: Ventura

Project Location: County: Ventura City/Nearest Community: Simi Valley
Cross Streets: Tapo Street and Alamo Street Zip Code: 93063
Longitude/Latitude (degrees, minutes and seconds): 34 0 17 13.0 N / 118 0 42 27.0 W Total Acres: 6.9
Assessor's Parcel No.: 627-002-013, -020, -026 thru -029 Section: 6 Twp.: 2N Range: 17W Base:
Within 2 Miles: State Hwy #: 118 Waterways: none
Airports: none Railways: none Schools: none

Document Type:

CEQA: [ ] NOP [x] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS
[ ] Mit Neg Dec Other: Other: FONSI

Governor's Office of Planning & Research

JUN 20 2019

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 [x] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

STATE CLEARINGHOUSE

Development Type:

[x] Residential: Units 278 Acres 5.87
[ ] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 1,800 Acres 1.01 Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [ ] Fiscal [x] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [x] Schools/Universities [ ] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [ ] Geologic/Seismic [x] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [x] Growth Inducement
[ ] Coastal Zone [x] Noise [ ] Solid Waste [x] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[ ] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Commercial Center (approx. 77,000 sf) / Commercial Planned Development Mixed Use Overlay District / Mixed Use

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

Redevelop an infill site with a mixed use development. The project would remove the majority of an existing 77,000 sq ft commercial center, and construct a four-story 278-unit apartment building, and retain/remodel 8,100 square feet of the existing building for commercial use. The project would also consolidate 6 contiguous parcels, and re-subdivide the property into two parcels with one for residential use and one for commercial use. The project would include affordable housing units, and request concessions and waivers of certain development standards pursuant to state and local laws. See included Executive Summary for more details.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 6-20-2019

SCH COMPLIANCE 8-5-2019

Project Sent to the following State Agencies

X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW # 5
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 4
X Toxic Sub Ctrl-CTC

CalSTA

Aeronautics
X CHP
X Caltrans# 7
Trans Planning

Other

Education
Food & Agriculture
7 HCD
OES

State/Consumer Svcs

General Services

Yth/Adlt Corrections

Corrections

Independent Comm

Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
Y State Lands Comm
Tahoe Rgl Plan Agency

Conservancy

Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018051058
Please forward late comments directly to the Lead Agency

AQMD/APCD 39

(Resources: 6, 22)

**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".

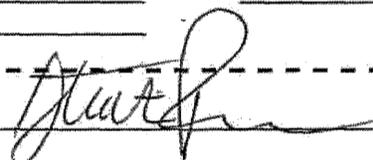
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #7                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #4                         |
| <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 type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input checked="" 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 #5               | <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                | Other: _____   |
| <input type="checkbox"/> Health Services, Department of                 | 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 June 25, 2019 Ending Date August 8, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Envicom Corporation</u>	Applicant: <u>AMG &amp; Associates, LLC</u>
Address: <u>4165 E. Thousand Oaks Blvd. Suite 290</u>	Address: <u>16633 Ventura Blvd. Suite 1014</u>
City/State/Zip: <u>Westlake Village, CA 91362</u>	City/State/Zip: <u>Encino, CA 91436</u>
Contact: <u>Charles Cohn</u>	Phone: <u>818-380-2600</u>
Phone: <u>818-879-4700</u>	

Signature of Lead Agency Representative:  Date: 6-19-19

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