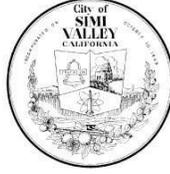


**Appendix A Notice of Preparation and Comments
on the NOP**



CITY OF SIMI VALLEY

NOTICE OF PREPARATION—Draft Environmental Impact Report

Date: December 1, 2009

To: Responsible and Trustee Agencies, Interested Parties, and Organizations

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the City of Simi Valley General Plan Update

The City of Simi Valley will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We are requesting the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. We also request input regarding environmental concerns from interested parties, individuals, and organizations. The project description, location, and the probable environmental effects are contained in the attached materials.

A public information and EIR scoping meeting will be held between the hours of 4:00 P.M. and 6:00 P.M. on December 16, 2009, at the Simi Valley City Hall Community Room, located at 2929 Tapo Canyon Road, Simi Valley, CA and will be advertised in local newspapers and the City's website, www.simivalley.org, to notify interested individuals, organizations and associations.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. In your response, please provide the name, telephone number, and e-mail address of a contact person in your agency. Please send your response to:

Lauren Funaiole, Senior Planner
Department of Environmental Services
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063-2100
805-583-6772

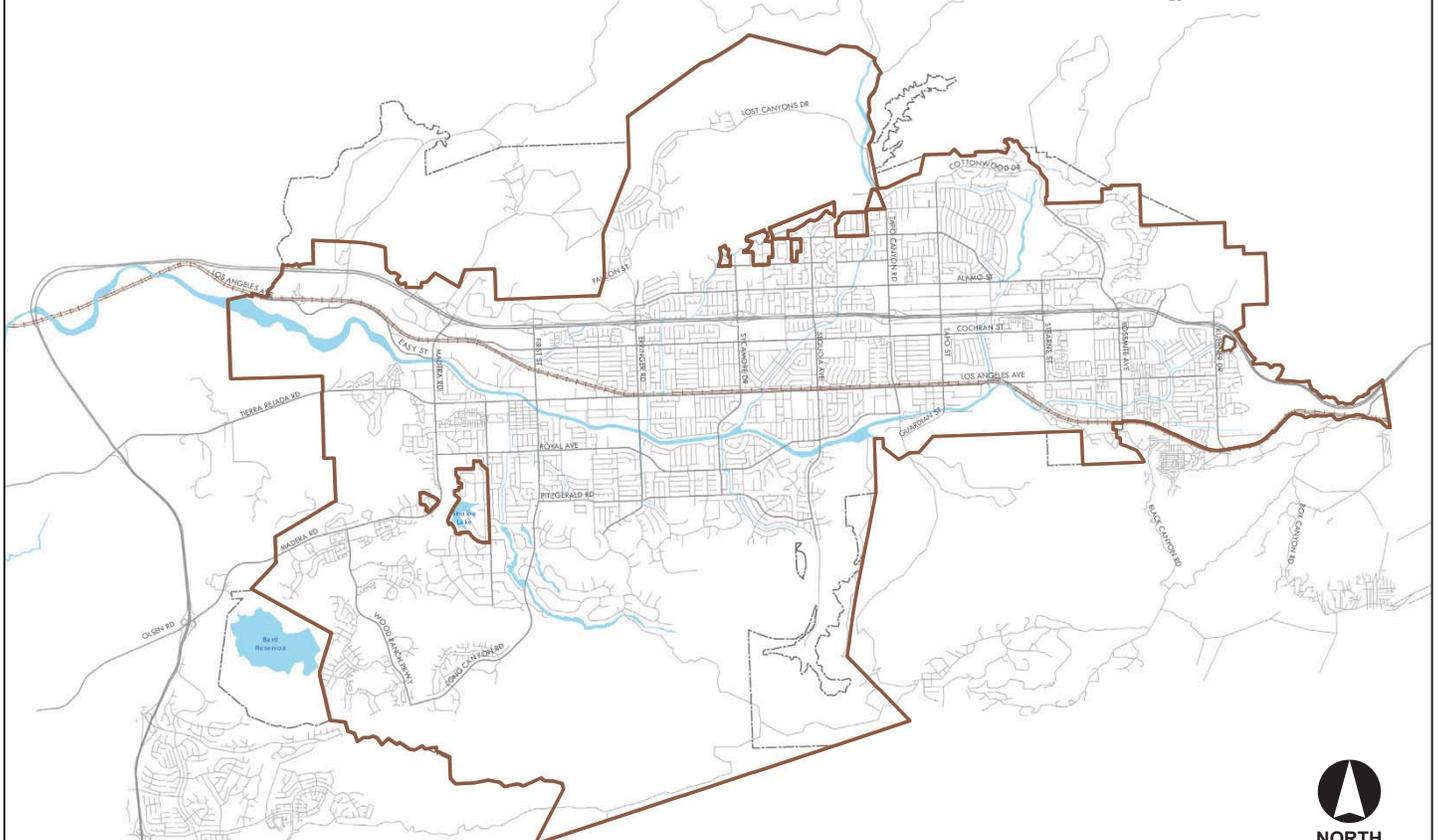
PROJECT LOCATION

The City of Simi Valley lies in southeastern Ventura County, next to the northwestern perimeter of the San Fernando Valley (see Figure 1 [Project Location]). Simi Valley lies within a crescent-shaped valley, surrounded by steep hills and straddles the Ronald Reagan (SR-118) Freeway. It is separated from the San Fernando Valley in Los Angeles County by the Santa Susana Mountains, which also separate the City from the Fillmore-Piru valley to the north. The Simi Hills to the south separate Simi Valley from the Conejo Valley Area of Ventura County.

1988 SIMI VALLEY GENERAL PLAN

The current General Plan for the City of Simi Valley was comprehensively updated in 1988 and contains 10 elements. Although the General Plan has not been comprehensively revised until now, there have been periodic amendments to several elements since that time. A list of current elements of the General Plan and the dates of their last revisions are shown in Table 1 (Elements of the General Plan). The Housing Element was certified by the State Department of Community Development in 2002 in response to the State Regional Housing Needs Assessment requirements. Although the Land Use Element was updated to reflect the establishment of an urban growth boundary around the community in 1998, a comprehensive land use analysis has not been completed. Thus, a comprehensive update of the General Plan is necessary to reflect current conditions as well as the community's vision for development buildout within Simi Valley.

Table 1		Elements of the General Plan	
<i>State Required Elements</i>	<i>Current General Plan</i>		
Land Use	Land Use (1988, Amended periodically. Last Amendment: 2008)		
Housing	Housing (certified by HCD in 2002. Last Amendment 2006)		
Open Space	Open Space/Conservation (1988, Amended 2001)		
Conservation			
Circulation	Circulation (1988, Amended 2004)		
Safety	Safety (1988, Technical Appendix Updated in 1999)		
Noise	Noise (1988)		
Optional Elements, per local discretion	Recreation (1988)		
	Community Services (1988)		
	Economic Development (1988)		
	Air Quality (1988, updated 1991)		



Source: Microsoft Streets and Trips, basemap, 2009; PBS&J, 2008.



FIGURE 1
Project Location

0D2131000

PROPOSED PROJECT

Simi Valley General Plan Update

A General Plan is a state-required long-range policy document that provides guidance to decision makers regarding the allocation of resources, and the future physical form and character of development for cities. It is the official statement of the jurisdiction regarding the extent and types of development needed to achieve the community's physical, economic, social, and environmental goals. Although the General Plan consists of individual sections, or "elements," that address a specific area of concern, it also embodies a comprehensive and integrated planning approach for the jurisdiction.

The General Plan clarifies and articulates the City's intentions with respect to the rights and expectations of the general public, property owners, special interest groups, prospective investors, and business interests. Through the General Plan, the City informs the community of its goals, policies, and development standards, thereby communicating the City's expectations of the private sector in meeting the intentions of the General Plan.

Per California Government Code Section 65303 et seq., each General Plan must contain seven state-mandated elements (Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety), as well as any other Elements regarding issues that are important to the community. The Courts have determined that optional Elements, upon their adoption, have the same legal force and effect as mandatory Elements.

The proposed General Plan Update is a comprehensive update of the current General Plan. Elements of the existing General Plan will be re-organized by thematic topic for clarity and to avoid redundancy, as encouraged by the state's General Plan Guidelines. The updated City of Simi Valley General Plan will be organized into six comprehensive Chapters. These Chapters will include topics required by the seven mandatory state Elements in addition to optional topics proposed by the City. These Chapters include:

Community Development

Topics:

- Land Use and Community Design
 - > Growth and Change
 - > Citywide Land Use and Urban Design
 - > Citywide Land Use Neighborhoods and Districts
 - > Community Sub-Areas and Districts
 - > Land Use Designations
 - > Land Use Map
- Economic Development
- Historic Resources

Housing

Topics:

- Housing Needs Assessment
- Housing Constraints
- Housing Resources
- Housing Plan

Natural Resources

Topics:

- Open Space and Natural Features
- Visual Resources
- Water Conservation and Water Quality
- Energy Resources
- Air Quality
- Archaeological and Paleontological Resources

Community Services

Topics:

- Parks and Recreation Facilities
- Park and Recreation Programs
- Trails
- Human Services (Community Service Programs)
- Arts and Culture
- Community Education
- Libraries

Safety and noise

Topics:

- Emergency Preparedness
- Police Services, Crime Prevention, and Protection
- Geologic and Seismic Hazards
- Fire Services
- Urban and Wildland Fire Hazards
- Flood Hazards
- Hazardous Materials
- Noise and Land Use Compatibility
- Mobile Noise Sources
- Stationary Noise Sources

Mobility and infrastructure

Topics:

- Mobility
 - > Circulation and Mobility
 - > Roadway Standards

- > Level of Service
- > Traffic Signal and Controls
- > Access and Improvements
- > Regional Transportation
- > Operation and Maintenance
- > Public Transit
- > Neighborhood Traffic Management
- > Parking
- > Intelligent Transportation Systems
- > Transportation Demand Management
- > Walkable Communities
- > Bikeways
- > Goods Movement
- Infrastructure and Utilities
 - > Water
 - > Wastewater
 - > Storm Drainage
 - > Solid Waste
 - > Energy
 - > Telecommunications

The updated General Plan will establish an overall development capacity for the City and surrounding areas, and serve as a policy guide for determining the appropriate physical development and character of the City. The General Plan will apply to all properties within the City of Simi Valley.

By its nature, the General Plan Update requires a program-level Environmental Impact Report (PEIR). According to Title 14, Chapter 3, Section 15168 of the California Code of Regulations (CEQA Guidelines), a PEIR may be prepared on a series of actions that can be characterized as one large project and are related geographically; as logical parts in the chain of contemplated actions; in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. A PEIR can provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in a project-specific EIR or on an individual action, ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis, and allow the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts.

Planning Area

The Planning Area comprises all properties located within the following boundaries: the City limits of Simi Valley (approximately 26,896 acres [excluding nine unincorporated County areas within the City boundaries]); the Simi Valley City Urban Restriction Boundary (CURB) (encompassing 3,169 acres beyond the City limits); the City's Sphere of Influence (SOI) area (encompassing 4,165 acres abutting the City limits); and the Simi Valley Area of Interest (totaling 32,230 acres). The proposed General Plan Update contains policies regarding future

land use and development from a Citywide perspective, with the majority of the proposed land use changes limited to 13 primary study areas. New development in accordance with the updated General Plan would result as re-use of economically underperforming properties and obsolete development, conversion of uses in response to market demand (e.g., office and industrial to residential), and more intense uses of land in defined areas.

Study Areas

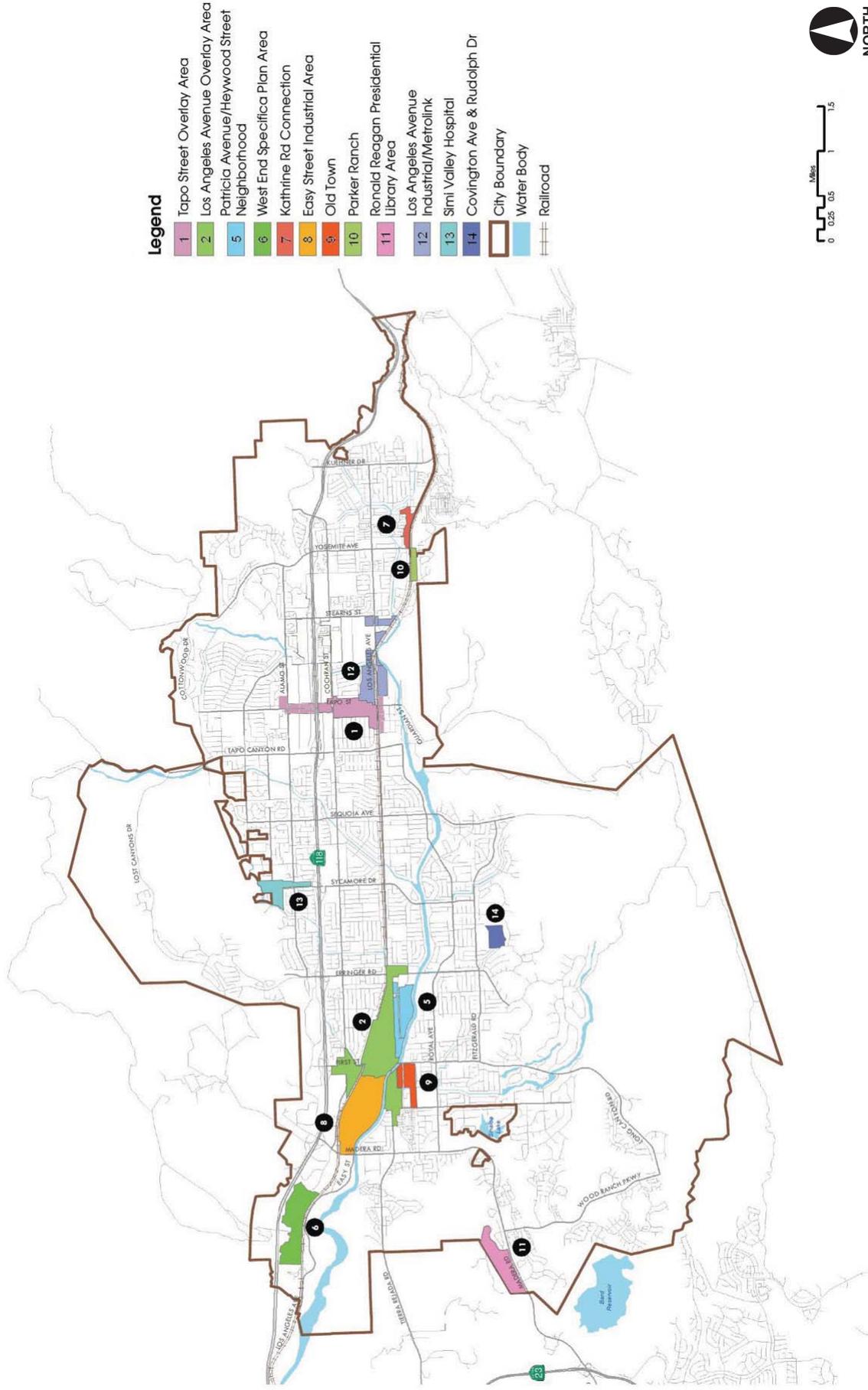
Areas that are vacant and/or underutilized with opportunities for redevelopment and infill development are examined to determine different types or alternative design of land uses (see Figure 2 [Study Areas]). The following study areas have been identified for consideration of land use changes in the General Plan Update:

Tapo Street Overlay Area

The Tapo Street Overlay Area includes a substantial portion of Tapo Street, which is a primary north/south corridor in the community. The area includes parcels fronting on Tapo Street from just north of Alamo Street to slightly south of Los Angeles Avenue and parcels fronting along Los Angeles Avenue from Bishop Lane on the west to Lucky Lane on the east. The Tapo Canyon Business Park is located to the southeast of the area, while single-family and some multi-family residential uses are located to the north, east and west. This area includes older residential and commercial uses and is included within the City's Redevelopment Project Area. The existing land uses in the area consist of a mixture of residential uses, commercial, office and industrial uses. This area is proposed for mixed-use development that includes commercial on the ground floor with residential units above. Some stand alone offices and multi-family residential uses could be allowed. Business park and office uses are proposed for the area south of Los Angeles Avenue.

Los Angeles Avenue Overlay Area

The Los Angeles Avenue Overlay Area is located in western Simi Valley and generally includes properties along Los Angeles Avenue, the most heavily travelled local east/west roadway in the City. The predominant land use within the area is retail commercial including some vacant and underutilized commercial uses, such as the Mountain Gate Plaza. This area also contains a limited amount of light industrial, office, commercial, and residential uses, and is located within the City's Redevelopment Project Area. Proposed uses in this area include mixed-use office, retail, and residential, with consideration given to providing a second train station in this area. This would encourage development of a transit village, with residential and commercial uses mixed together. The area to the west of First Street is proposed for mixed-use residential/commercial office, with some stand-alone office and multi-family residential.



Legend

- 1 Tapo Street Overlay Area
- 2 Los Angeles Avenue Overlay Area
- 5 Patricia Avenue/Heywood Street Neighborhood
- 6 West End Specifica Plan Area
- 7 Kathrine Rd Connection
- 8 Easy Street Industrial Area
- 9 Old Town
- 10 Parker Ranch
- 11 Ronald Reagan Presidential Library Area
- 12 Los Angeles Avenue Industrial/Metrolink
- 13 Simi Valley Hospital
- 14 Covington Ave & Ruddolph Dr
- City Boundary
- Water Body
- Railroad



Source: PBS&J, 2008.

FIGURE 2
Study Area



OD2131000

Patricia Avenue/Heywood Street Neighborhood

This neighborhood, located in the west central portion of Simi Valley, is generally bounded by Patricia Avenue to the north, Erringer Road to the east, the Arroyo Simi to the south, and just east of First Street to the west. This neighborhood is currently undergoing significant changes. The residential portion of the neighborhood, historically characterized as a semi-rural area of single-family homes and large lots has been changing to a more urbanized area with attached and multi-family housing. A mix of residential high and residential very high densities is proposed for this area. Higher intensity residential uses would be located on the north side of Patricia Avenue, at two to three stories, and reduced residential densities would be located on the south side of Patricia Avenue.

West End Specific Plan Area

The West End Specific Plan Area is located in the western portion of the City adjacent to the SR-118 Freeway and the Union Pacific railroad tracks, generally bounded by First Street on the east, Oak Park on the west, the City limits on the north and the Arroyo Simi, Los Angeles Avenue, and Easy Street on the south. This area is characterized with general commercial, office commercial, business park, and light industrial uses with some public facilities including City's Water Quality Control Facility (WQCF), and open space and vacant land. This area is included within the City's Redevelopment Project Area and part of the West End Specific Plan (adopted in 1999). This area could be considered as a potential location for a regional auto mall because it has good freeway visibility, and incentives could be provided for the existing auto dealers to relocate and to attract new auto dealerships to this area. As an alternative to a regional auto mall, this property could be designated for business park uses in its entirety, allowing for a variety of office, research, light-industrial, and a limited amount of commercial uses.

Katherine Road Connection

The Katherine Road Area is located in the eastern portion of Simi Valley, north of the City's southeastern boundary near the Santa Susana Knolls unincorporated area. The Union Pacific Railroad line is located immediately south of Katherine Road Area. The surrounding area consists of residential mobile home and moderate density residential uses. Possible opportunities include reconnecting Katherine Road, as well as designating vacant and mobile home properties to moderate density residential, allowing either single-family residential uses or multi-family townhomes.

Easy Street Industrial Area

Easy Street Industrial Area is located in the western portion of the City south of the SR-118 freeway between First Street on the east and Madera Road on the west. The northern boundary of the area follows the Union Pacific railroad right of way (ROW) while the southern boundary is adjacent to Arroyo Simi. This area is characterized by light industrial. This area is proposed for continued use as light industrial; however, there would be more emphasis on business park development, including 1-to 2- story office buildings within campus-style developments.

Old Town Area

Old Town Area is located within the west-central portion of the City, south of Los Angeles Avenue and east of First Street. The area includes a group of blocks bordered by California Avenue and the Arroyo Simi to the north, First Street to the east, Ventura Avenue to the south and Sinaloa Road to the west. This area is characterized with older homes including some of the oldest homes in Simi Valley. Potential changes include infill residential development in areas that are vacant and/or underutilized. This area offers an opportunity to examine methods for historical preservation and/or encouraging new development that visually blends with the existing character of the area. Properties along California Avenue are proposed for high density residential with heights of two to three stories. Properties south of this area could be designated for a specific plan that allows mixed-density residential developments at heights of two to three stories and encourages lot consolidation.

Parker Ranch Expansion

This area is located in the southeastern corner of the City and consists of five undeveloped parcels totaling approximately 11.1 acres, generally located between the Union Pacific Railroad to the north, Crinklaw Lane to the south, Hidden Ranch Drive to the West, and Rainey Road to the east. A majority of the land is undeveloped. Existing land uses within the area are single-family uses with Residential Low and Very Low densities. The adjacent single-family development, Parker Ranch, is designated with a Residential Medium density. The properties located within this area would be changed from their current General Plan designation of Residential Low and Very Low to Residential Medium, which allows 3.26 to 5.0 units per acre and is consistent with the adjacent land uses within the Parker Ranch community. The proposed density change would change the character of the area from a semi-rural environment with relative large lots to a suburban single-family residential environment with smaller parcel sizes.

Ronald Reagan Presidential Library Improvement Area

The area is located within the City limits on the western boundary of the City south of the SR-118 Freeway and east of the 23 Freeway. The adjacent Ronald Reagan Presidential Library (“Presidential Library”) is just outside the City limits but within the City’s Sphere of Influence, and is slated for annexation by the City. This area was identified for potential change for the purposes of facilitating the development of amenities to support visitors to the Presidential Library. The vacant area around the Presidential Library within the City’s Sphere of Influence is not being considered for change as it is within the Tierra Rejada Greenbelt agreement limiting growth and development. The setting for the area proposed for change is located south of the Presidential Library on properties that are generally vacant with rolling hills. These properties are proposed to be designated open space with a hotel overlay zone or specific plan, allowing for a five-star boutique hotel and resort that compliments and supports the existing Presidential Library.

Los Angeles Avenue Industrial/Metrolink Transit-Oriented Development (TOD) Area

The Los Angeles Avenue Industrial and Metrolink Station Transit-Oriented Development (TOD) Area is located along Los Angeles Avenue, between Tapo Street and Stearns Street. Existing land uses include industrial, business park, residential, mobile home park, community center and the Metrolink rail line that bisects this area. An opportunity for potential change has been identified within this area due to the close proximity of City's Metrolink Station and nearby access to major arterial roads, employment and commercial centers, and residential and recreational uses. The western portion of this area is proposed for business park development. Existing light industrial uses would continue and new business park development would be encouraged, including more offices in a more pedestrian-oriented environment. Residential and commercial mixed-uses are proposed for the area including and surrounding the existing Metrolink Station. Redevelopment of the train station area could include a new parking structure, with mixed-use projects to create a transit village. The existing mobile home park is proposed for very high density residential, between 18-50 units per acre, developed at heights of 2 or more stories.

Simi Valley Hospital Area

The Simi Valley Hospital Area is located in the central portion of the City along Sycamore Drive, between Sharp Road on the north and the 118 Freeway on the south. The existing uses within this area include the Simi Valley Hospital, educational facilities, office/commercial uses, and single family housing. Potential changes would include a Hospital Specific Plan, limiting permitted land uses in this area to medical related and coordinating the design and development of future medical facilities.

Covington Avenue/Rudolph Drive

The Covington Avenue/Rudolph Drive Area is located in the south central portion of the City, south of Fitzgerald Road and east of Covington Avenue. The existing land uses in this area include Open Space, Residential Low Density, and Residential Medium Density. There is an existing single-family residence located on the property. Potential changes to this site would include Residential Estate and Residential Medium Density land uses.

INITIAL STUDY CHECKLIST

CITY OF SIMI VALLEY

PLANNING DIVISION DEPARTMENT OF ENVIRONMENTAL SERVICES INITIAL STUDY

1. Project Title: Simi Valley General Plan Update
2. Lead Agency Name and Address: City of Simi Valley
2929 Tapo Canyon Rd
Simi Valley, CA 93063
3. Contact Person and Phone Number: Lauren Funaiole, (805) 583-6772
4. Project Location: The City of Simi Valley
5. Project Sponsor' Name and Address: The City of Simi Valley
2929 Tapo Canyon Rd
Simi Valley, CA 93063

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Indicate either "Yes" or "No" in terms of which factors listed below would involve one or more "Potentially Significant Impact(s)":

<u>Yes</u>	Aesthetics	<u>Yes</u>	Mineral Resources
<u>Yes</u>	Air Quality	<u>Yes</u>	Noise
<u>Yes</u>	Biological Resources	<u>Yes</u>	Population/Housing
<u>Yes</u>	Cultural Resources	<u>Yes</u>	Public Services
<u>Yes</u>	Geology/Soils	<u>Yes</u>	Recreation
<u>Yes</u>	Greenhouse Gas Emissions	<u>Yes</u>	Transportation/Traffic
<u>Yes</u>	Hazards & Hazardous Materials	<u>Yes</u>	Utilities/Service Systems
<u>Yes</u>	Hydrology/Water Quality	<u>Yes</u>	Mandatory Findings of Significance
<u>Yes</u>	Land Use/Planning		

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Approved:

Date

Lauren Funaiolo, Senior Planner for Peter Lyons, Director
Department of Environmental Services

Issues and Supporting Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees and rock outcroppings? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

II. AIR QUALITY:

The significance criteria established by the City or the Ventura County Air Pollution Control District may be relied upon to make the following determinations.

Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the Ventura County Air Quality Management Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in emissions from the project at the estimated date of completion of the project which would exceed 13.7 tons per year of either reactive organic compounds (ROC) or oxides of nitrogen (NO _x)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors, i.e., young children, the elderly, and hospital patients, to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create objectionable odors affecting a substantial number of people? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in substantial emissions of greenhouse gases, including diesel engine exhaust? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Result in impacts to any mature trees subject to the Mature Tree Preservation Ordinance (Section 9-1.1500 et seq. SVMC)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

IV. CULTURAL RESOURCES: Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as identified in State CEQA Guidelines Section 15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. GEOLOGY AND SOILS: Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? Refer to Division of Mines and Geology Special Publication 117. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? Refer to Division of Mines and Geology Special Publication 117. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

VI. GREENHOUSE GAS EMISSIONS: Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas where residences are intermixed with wildlands?

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Result in substantial erosion or siltation on or off-site as a result of substantial alteration of the existing drainage pattern of the site or area?
- d) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) Provide substantial additional sources of polluted runoff or otherwise substantially degrade water quality?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------
- g) Place any structure intended for human habitation within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------
- h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

IX. LAND USE AND PLANNING: Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of the City (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

X. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

XI. NOISE: Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------
- b) The creation of a permanent increase in ambient noise levels in the project vicinity by 10 dB(A) Ldn above levels existing without the project?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------
- c) A substantial temporary or periodic increase in ambient noise levels, from other than construction related noise, in the project vicinity above levels existing without the project?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. POPULATION AND HOUSING: Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing dwelling units, necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XIII. PUBLIC SERVICES:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV. RECREATION:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XV. TRANSPORTATION/TRAFFIC: Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Result in the level of service at any significantly impacted intersection falling below Level of Service (LOS) "C"? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the level of service, based on the volume/ capacity ratio, at any intersection deteriorating by 0.10 greater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | Potentially
Significant
Impact | Potentially
Significant
Unless
Mitigation
Incorporated | Less Than
Significant
Impact | No
Impact |
|--|--------------------------------------|--|------------------------------------|--------------------------|
| c) Result in any significant traffic impacts even though the level of service at local intersections would remain at Level of Service (LOS) "C" or better? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate access? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species or eliminate important examples of the major periods of California history or prehistory?
-
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in Section 15130 of the State CEQA Guidelines?)
-
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
-



**Ventura County
Watershed Protection District
Water & Environmental Resources Division
Water Quality Section**

MEMORANDUM

DATE: December 10, 2009

TO: Laura Hocking, RMA- Planning Division

FROM: Paul Tantet

SUBJECT: RMA 09-055 –SIMI VALLEY GENERAL PLAN UPDATE, CITY OF SIMI VALLEY

I have reviewed the Notice of Preparation for a program-level Environmental Impact Report (PEIR) & Initial Study for the City of Simi Valley project and have the following comment for our overall County of Ventura response:

On May 7, 2009, the Los Angeles Regional Water Quality Control Board adopted Order No. 09-0057, a new Ventura Countywide Municipal Separate Storm Sewer NPDES Permit (“Permit”), which became active on August 7, 2009. Within the provisions of this Permit, are numerous changes to the regulatory framework governing the review and approval process of assessing new development projects for surface water quality concerns under CEQA.

Page 74, Section V. 2. of the Permit, requires that storm water quality management be considered when certain elements of a General Plan are updated. Specifically, the Permit reads as follows:

2. General Plan Update

- (a) Each Permittee shall amend, revise or update its General Plan to include watershed and storm water quality and quantity management considerations and policies when any of the following General Plan elements are updated or amended:
 - (1) Land Use
 - (2) Housing
 - (3) Conservation
 - (4) Open Space

- (b) Each Permittee shall provide the Regional Water Board with the draft amendment or revision when a listed General Plan element or General Plan is noticed for comment in accordance with Cal. Govt. Code § 65350 *et seq.*

As such, it is highly recommended that while preparing any General Plan updates & CEQA related documents, these new requirements are kept in mind.

VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT
Memorandum

TO: Laura Hocking/Dawnyelle Addison, Planning DATE: December 15, 2009

FROM: Alicia Stratton

SUBJECT: Request for Review of Notice of Preparation for an Environmental Impact Report (EIR) for the Simi Valley General Plan Update, City of Simi Valley (Reference No. 09-055)

Air Pollution Control District staff has reviewed the subject project, which is a proposal to update the General Plan. It serves as the official statement of the jurisdiction regarding the extent and types of development needed to achieve the community's physical, economic, social and environmental goals. The project location consists of several study areas and all the properties located within the City of Simi Valley, the Simi Valley City Urban Restriction Boundary, the City's Sphere of Influence and the Simi Valley Area of Interest.

District staff recommends that the air quality section of the draft EIR be prepared in accordance with the 2003 *Ventura County Air Quality Assessment Guidelines* (2003 Guidelines). Specifically, the air quality assessment should consider reactive organic compound, nitrogen oxide emissions, and particulate matter from all project-related motor vehicles and construction equipment. Additionally, the air quality assessment should consider potential impacts from fugitive dust, including PM10, that will be generated by construction activities. Consistency with the Ventura County Air Quality Management Plan and global climate change should be addressed as well.

If project-related air quality impacts are deemed significant, appropriate mitigation measures should be identified and included in the environmental impact report.

If you have any questions, please call me at (805) 645-1426.



**PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division**

MEMORANDUM

DATE: December 16, 2009

TO: RMA – Planning Division
Attention: Laura Hocking

FROM: Behnam Emami, Engineering Manager II

SUBJECT: REVIEW OF DOCUMENT 09-055 Notice of Preparation (NOP) of Draft Environmental Impact Report (EIR) and Initial Study (IS)
Simi Valley General Plan Update
Located within the City Limits of Simi Valley
Lead Agency: **City of Simi Valley**

Pursuant to your request, the Public Works Agency -- Transportation Department has completed the review of the NOP of a Draft EIR and IS for the Simi Valley General Plan (GP) Update. The project consists of a comprehensive update of the current GP. Elements of the existing GP will be re-organized by thematic topic for clarity and to avoid redundancy, as encouraged by the State's GP Guidelines. The GP will be organized into six comprehensive Chapters: Community Development, Housing, Natural Resources, Community Services, Safety and Noise, and Mobility and Infrastructure. These Chapters will include topics required by the seven mandatory State Elements in addition to optional topics proposed by the City. The updated GP will establish an overall development capacity for the City and surrounding areas, and serve as a policy guide for determining the appropriate physical development and character of the City. The project is located within the City limits of Simi Valley.

We have these comments:

1. We generally concur with the comments in the NOP of a Draft EIR and IS for those areas under the purview of the Transportation Department.
2. When future developments are proposed, the projects may have site specific and/or cumulative impact on County roadways. The subsequent environmental document for these projects should include any site-specific or cumulative impact to the County Road Network and local roads. The project proponent will then be required to mitigate any adverse impacts this project may have on County Road Network. To address the cumulative adverse impacts of traffic on the Regional Road Network, Traffic Impact Mitigation Fees (TIMF) should be assessed on development projects in accordance with the terms of the Agreement between the City of Simi Valley and the County. With payment of the TIMF, the level of service and safety of the existing roads with regards to cumulative impact would remain consistent with the County's GP.

3. Please provide us a copy of the Draft EIR for review, when it becomes available.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

Please contact me at 654-2087 if you have questions.

F:\transpor\LanDev\Non-County\09-055.doc



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

RECEIVED
CITY OF SIMI VALLE
09 DEC 21 AM 10:54
ENVIRONMENTAL SERVICES
DEPARTMENT



IN REPLY REFER TO:
81440-2010-CPA-0025

December 18, 2009

Lauren Funaiole, Senior Planner
Department of Environmental Services
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, California 93063-2100

Subject: Notice of Preparation of a Draft Environmental Impact Report for the City of Simi Valley General Plan Update, Ventura County, California

Dear Ms. Funaiole:

We are responding to your request, dated December 1, 2009, and received in our office on December 2, 2009, for comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the General Plan Update. The proposed project is located in the city of Simi Valley (City), Ventura County, California.

The proposed General Plan Update is a comprehensive update of the current General Plan. The updated General Plan would be organized into six chapters including: Community Development, Housing, Natural Resources, Community Services, Safety and Noise, and Mobility and Infrastructure. The proposed General Plan Update would establish a development capacity for the City and the surrounding areas and would serve a policy guide for determining the physical development and character of the City. The General Plan would apply to all properties within the City.

The U.S. Fish and Wildlife Service's (Service) responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act and its implementing regulations prohibits the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines take to mean to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Service regulations (50 CFR 17.3) define harm to include significant habitat modification or degradation, which actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. Harassment is defined by the Service as an intentional or negligent action that creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns, which include, but are not limited to breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species.

TAKE PRIDE
IN AMERICA 

Exemptions to the prohibitions against take in the Act may be obtained through coordination with the Service in two ways. If a project is to be funded, authorized, or carried out by a Federal agency and may affect a listed species, the Federal agency must consult with the Service, pursuant to section 7(a)(2) of the Act. If the proposed project does not involve a Federal agency, but may result in the take of a listed animal species, the project proponent should apply to the Service for an incidental take permit, pursuant to section 10(a)(1)(B) of the Act. To qualify for the permit, you would need to submit an application to the Service together with a habitat conservation plan (HCP) that describes, among other things, how the impacts of the proposed taking of federally listed species would be minimized and mitigated and how the plan would be funded. A complete description of the requirements for a HCP can be found at 50 CFR 17.32.

From the information presented in the NOP, we are unable to determine if the proposed project would substantially affect federally listed or candidate species that could occur within the city limits of Simi Valley. To assist the Service in adequately evaluating the proposed project from the standpoint of fish and wildlife protection, we offer the following comments and recommendations:

1. We have enclosed a list of federally listed and candidate species, which may occur in the vicinity of the City. We recommend that the DEIR address the potential effects the proposed project may have on these species.
2. We recommend that a botanical survey of the proposed study areas be conducted in spring when both annual and perennial plant species are detectable. Study areas were identified for development opportunities in the NOP because they are vacant and/or underutilized. These areas could support federally listed plants due to the lack of development onsite, which could be potentially destroyed by the proposed development. We are enclosing a copy of the Service's guidelines for conducting and reporting botanical inventories for federally listed, proposed, and candidate plants.
3. With the information provided in the NOP, we believe the proposed General Plan is located within designated critical habitat for the coastal California gnatcatcher (*Polioptila californica californica*) (72 FR 72009), Branton's milkvetch (*Astragalus brauntonii*) (71 FR 66373), and Lyon's pentachaeta (*Pentachaeta lyonii*) (71 FR 66373). We recommend the DEIR address any potential effects to designated critical habitat for federally listed species.
4. The DEIR should identify the plant communities, which exist within the city limits of Simi Valley, and specify if the vegetation would be affected directly or indirectly by the proposed project (i.e., proposed land use changes). We recommend surveys according to Service protocol be conducted for the coastal California gnatcatcher in coastal sage scrub vegetation, and for the least Bell's vireo (*Vireo bellii pusillus*) and southwestern willow flycatcher (*Empidonax traillii extimus*) in riparian vegetation on sites proposed for

development. This will help the Service to evaluate the likelihood that the coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher may be affected by the proposed project.

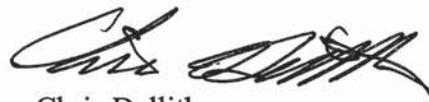
5. The NOP identifies "Natural Resources" as a chapter to be addressed by the DEIR; however, the NOP does not include a topic on biological resources within this chapter. We recommend that this topic be addressed in the DEIR to adequately evaluate the impacts of the proposed project on federally listed fish, wildlife, and plants.
6. The initial study of the NOP states that the proposed project may have a "Potentially Significant Impact" on biological resources. The initial study further states that implementation of the General Plan may have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status by the Service. As described above, section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. We recommend that the DEIR contain language stating that compliance with the federal Act must be completed prior to any ground disturbance within the scope of the General Plan.

Based on our conservation responsibilities and management authority for migratory birds under the Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*), we are concerned about potential impacts the proposed project may have on migratory birds in the area. Under the MBTA, nests (nests with eggs or young) of migratory birds may not be harmed, nor may migratory birds be killed. Such destruction may be in violation of the MBTA. Therefore, we recommend the DEIR address how project proponents would comply with the MBTA.

Lastly, we recommend that you review information in the California Department of Fish and Game's (CDFG) Natural Diversity Data Base and that you contact the CDFG at (916) 324-3812 for information on other species of concern that may occur in this area. We appreciate the opportunity to provide comments on the proposed project and look forward to working in the future.

If you have any questions regarding this matter, please contact Colleen Mehlberg of our staff at (805) 644-1766, extension 221.

Sincerely,



Chris Dellith
Senior Biologist

Enclosures

**LISTED AND CANDIDATE SPECIES
WHICH MAY OCCUR IN THE VICINITY OF SIMI VALLEY,
VENTURA COUNTY, CALIFORNIA**

Birds

California gnatcatcher	<i>Polioptila californica</i>	T, CH
Least Bell's vireo	<i>Vireo bellii pusillus</i>	E
Southwestern willow flycatcher	<i>Empidonax traillii extimus</i>	E

Plants

Braunton's milk-vetch	<i>Astragalus brauntonii</i>	E, CH
Lyon's pentachaeta	<i>Pentachaeta lyonii</i>	E, CH
San Fernando Valley spineflower	<i>Chorizanthe parryi</i> var. <i>fernandina</i>	C
Slender-horned spineflower	<i>Dodecahema leptoceras</i>	E

Key:

E – Endangered T - Threatened CH - Critical habitat

C - Candidate species for which the Fish and Wildlife Service has on file sufficient information on the biological vulnerability and threats to support proposals to list as endangered or threatened.

Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants

These guidelines describe protocols for conducting botanical inventories for federally listed, proposed and candidate plants, and describe minimum standards for reporting results. The Service will use, in part, the information outlined below in determining whether the project under consideration may affect any listed, proposed, or candidate plants, and in determining the direct, indirect, and cumulative effects.

Field inventories should be conducted in a manner that will locate listed, proposed, or candidate species (target species) that may be present. The entire project area requires a botanical inventory, except developed agricultural lands. The field investigator(s) should:

1. Conduct inventories at the appropriate times of year when target species are present and identifiable. Inventories will include all potential habitats. Multiple site visits during a field season may be necessary to make observations during the appropriate phenological stage of all target species.
2. If available, use a regional or local reference population to obtain a visual image of the target species and associated habitat(s). If access to reference populations(s) is not available, investigators should study specimens from local herbaria.
3. List every species observed and compile a comprehensive list of vascular plants for the entire project site. Vascular plants need to be identified to a taxonomic level which allows rarity to be determined.
4. Report results of botanical field inventories that include:
 - a. a description of the biological setting, including plant community, topography, soils, potential habitat of target species, and an evaluation of environmental conditions, such as timing or quantity of rainfall, which may influence the performance and expression of target species
 - b. a map of project location showing scale, orientation, project boundaries, parcel size, and map quadrangle name
 - c. survey dates and survey methodology(ies)
 - d. if a reference population is available, provide a written narrative describing the target species reference population(s) used, and date(s) when observations were made
 - e. a comprehensive list of all vascular plants occurring on the project site for each habitat type
 - f. current and historic land uses of the habitat(s) and degree of site alteration

- g. presence of target species off-site on adjacent parcels, if known
 - h. an assessment of the biological significance or ecological quality of the project site in a local and regional context
5. If target species is (are) found, report results that additionally include:
- a. a map showing federally listed, proposed and candidate species distribution as they relate to the proposed project
 - b. if target species is (are) associated with wetlands, a description of the direction and integrity of flow of surface hydrology. If target species is (are) affected by adjacent off-site hydrological influences, describe these factors.
 - c. the target species phenology and microhabitat, an estimate of the number of individuals of each target species per unit area; identify areas of high, medium and low density of target species over the project site, and provide acres of occupied habitat of target species. Investigators could provide color slides, photos or color copies of photos of target species or representative habitats to support information or descriptions contained in reports.
 - d. the degree of impact(s), if any, of the proposed project as it relates to the potential unoccupied habitat of target habitat.
6. Document findings of target species by completing California Native Species Field Survey Form(s) and submit form(s) to the Natural Diversity Data Base. Documentation of determinations and/or voucher specimens may be useful in cases of taxonomic ambiguities, habitat or range extensions.
7. Report as an addendum to the original survey, any change in abundance and distribution of target plants in subsequent years. Project sites with inventories older than 3 years from the current date of project proposal submission will likely need an additional survey. Investigators need to assess whether an additional survey(s) is (are) needed.
8. Adverse conditions may prevent investigator(s) from determining presence or identifying some target species in potential habitat(s) of target species. Disease, drought, predation, or herbivory may preclude the presence or identification of target species in any year. An additional botanical inventory(ies) in a subsequent year(s) may be required if adverse conditions occur in a potential habitat(s). Investigator(s) may need to discuss such conditions.
9. Guidance from California Department of Fish and Game (CDFG) regarding plant and plant community surveys can be found in Guidelines for Assessing the Effects of Proposed Developments on Rare and Endangered Plants and Plant Communities, 1984. Please contact the CDFG Regional Office for questions regarding the CDFG guidelines and for assistance in determining any applicable State regulatory requirements.

Hoose, William M

From: Christine Silver [csilver@simivalley.org]
Sent: Monday, December 28, 2009 10:41 AM
To: Hoose, William M
Cc: Tatum, Linda; Eric Chen; Lauren Funaiolo; Tony Stewart
Subject: Fwd: General Plan Update

William,

Here are some additional scoping comments received regarding the Simi Valley General Plan Update EIR.

Thanks,
Christine

>>> "Marie Mason" <mariejmason@adelphia.net> 12/25/2009 11:48 PM >>>
Susana Knolls Homeowners Association

1409 Kuehner Dr. #5

Simi Valley, CA 93063

City of Simi Valley

Department of Environmental Services

Christine Silver, Senior Planner

2929 Tapo Canyon Road

Simi Valley, CA 93063

December 26, 2009

RE: General Plan Update

Parker Ranch Expansion Area

Dear Ms. Silver

Thank you for taking the time to review this issue with me at the Scoping meeting. As I explained at that time our community has concerns with the potential land use change from the existing land use of residential low or very low density to residential medium density.

Although this is being called the Parker Ranch Expansion Area, it is in fact not part of the Parker Ranch and these properties were never part of the Parker Ranch. These are separate properties and should be addressed as separate properties with regards to access and other issues and not as the name imply just an extension of the existing Parker Ranch Development.

The EIR consultants should look to address the following issues:

1. Access: Must have a separate secondary access since Oak Knolls Road in the Santa Susana Knolls community cannot be used even as an emergency access due to the narrow width, only 12 feet wide in some areas, and its substandard condition.
2. High Fire Area: These properties are located in a high fire area with very limited emergency access. The increase in units will in our opinion be a danger not only to the families that live in these homes but the existing homes in the Knolls community.
3. Increase density: The change in density will be inconsistent with the City General Plan. These properties although within the city limits are more consistent with the Knolls community which is a rural community with horses and farm animals.
4. Geology and Soils: This area is very close to the Boeing Santa Susana Field Lab. This site is so contaminated that it met the criteria for a Superfund Site but was only kept off this list by the State of California who felt they could do a quicker and more efficient clean up. This issue should be addressed since it is well known that contamination has migrated off-site.

Thank you for giving us the opportunity to comment on issues we consider important for this EIR.

Please continue to keep our organization on your notification list.

Sincerely,

Marie Mason

Vice President

Susana Knolls HOA

Email secured by Check Point

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

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Jon Edney, El Centro

Community, Economic and

Human Development

Larry McCallon, Highland

Energy & Environment

Keith Hanks, Azusa

Transportation

Mike Ten, South Pasadena

Dec 28, 2009

Lauren Funaiole, Senior Planner
Department of Environmental Services
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063-2100
(805) 583-6772; lfunaiole@simivalley.org

RE: SCAG Comments on the Notice of Preparation for an Environmental Impact Report for the City of Simi Valley General Plan Update – SCAG No. I20090664

Dear Ms. Funaiole,

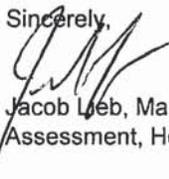
Thank you for submitting the **Comments on the Notice of Preparation for an Environmental Impact Report for the City of Simi Valley General Plan Update – SCAG No. I20090664** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project is an EcoEnergy Park that will include 1) the EnerTech Biosolids Treatment Facility; 2) the Rentech Rialto Renewable Energy Center Facility; and 3) a small bio-diesel facility.

Policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Vision (CGV) that may be applicable to your project are outlined in the attachment. The RTP, CGV, and table of policies can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached policies are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. **Please provide a minimum of 45 days for SCAG to review the NOP and associated plans when these documents are available.** If you have any questions regarding the attached comments, please contact Christine Fernandez at (213) 236-1923. Thank you.

Sincerely,


Jacob Lieb, Manager
Assessment, Housing & EIR

DOCS# 155156

COMMENTS ON THE NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF SIMI VALLEY GENERAL PLAN UPDATE – SCAG NO. I20090664

PROJECT DESCRIPTION

The current General Plan for the City of Simi Valley was comprehensively updated in 1988 and contains 10 elements. A comprehensive update of the General Plan is necessary to reflect current conditions as well as the community’s vision for development buildout within Simi Valley. The updated General Plan will establish an overall development capacity for the City and surrounding areas, and serve as a policy guide for determining the appropriate physical development and character of the City. The General Plan will apply to all properties within the City of Simi Valley.

PROJECT LOCATION

The City of Simi Valley lies in southeastern Ventura County, next to the northwestern perimeter of the San Fernando Valley. Simi Valley lies within a crescent-shaped valley, surrounded by steep hills and straddles the Ronald Reagan (SR-118) Freeway. It is separated from the San Fernando Valley in Los Angeles County by the Santa Susana Mountains, which also separate the City from the Fillmore-Piru valley to the north. The Simi Hills to the south separate Simi Valley from the Conejo Valley area of Ventura County.

CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN

Regional Growth Forecasts

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion, and cities are as follows:

Adopted SCAG Regionwide Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

Adopted Ventura Council of Governments (VCOG) Subregion Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	860,606	900,355	937,372	968,698	996,106	1,013,756
Households	275,117	290,996	302,949	312,925	321,782	330,189
Employment	373,444	395,936	416,936	434,937	449,937	463,227

Adopted Ventura Council of Governments (VCOG) Subregion Unincorporated Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	99,408	104,182	108,223	111,758	114,035	99,408
Households	32,696	33,681	34,504	35,234	35,928	32,696
Employment	46,059	46,822	47,477	48,023	48,506	46,059

Adopted City of Simi Valley Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	126,474	130,402	132,030	133,407	134,613	135,389
Households	41,462	43,118	43,330	43,508	43,666	43,815
Employment	47,835	52,381	56,869	60,715	63,920	66,760

1. The 2008 RTP growth forecast at the regional, county and subregional level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

The **2008 Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region’s mobility, livability and prosperity. The following “Regional Growth Principles” are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve mobility for all residents.

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

Principle 2: Foster livability in all communities.

- GV P2.1** *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2** *Promote developments, which provide a mix of uses.*
- GV P2.3** *Promote “people scaled,” walkable communities.*
- GV P2.4** *Support the preservation of stable, single-family neighborhoods.*

Principle 3: Enable prosperity for all people.

- GV P3.1 *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

Principle 4: Promote sustainability for future generations.

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2 *.Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

CONCLUSION

As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. Refer to the SCAG List of Mitigation Measures for additional guidance.

The list can be found at: http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf

SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: <http://www.scag.ca.gov/igr/>

- Click on “*Demonstrating Your Project’s Consistency With SCAG Policies*”
- Scroll down to “*Table of SCAG Policies for IGR*”

SCAG Regional Transportation Plan Goals and Compass/Growth Visioning Principles		
Regional Transportation Plan Goals		
Goal/ Principle Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
RTP G3	Preserve and ensure a sustainable regional transportation system.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
Etc.	Etc.	Etc.



**COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
PLANNING DIVISION**

MEMORANDUM

DATE: December 28, 2009

TO: Laura Hocking, Planning Technician

FROM: ^{BS} Bruce Smith, Manager
Plans and Ordinances Section

SUBJECT: RMA 09-055 Simi Valley General Plan Update NOP

The City of Simi Valley is preparing a comprehensive General Plan Update and has released a Notice of Preparation for an EIR. The NOP indicates "[T]he updated City of Simi Valley General Plan will be organized into six comprehensive Chapters." The NOP goes on to outline the proposed re-organization of the document and the purposes of a Program EIR. The NOP describes the Planning Area and twelve Study Areas and includes a map showing the general locations of the study areas. Upon review of the City's website, background reports and documents were posted that describe the Study Areas in more detail and potential land use alternatives for those areas. Apparently the Draft General Plan is not available at this time. Given this situation, our comments are limited to the project description in the NOP and the documents that are available on the website.

Of particular concern to the County are proposed changes to jurisdictional boundaries and proposed land use changes that intensify development potential, are inconsistent with the County General Plan, and/or would impact any county facilities. Although the NOP does not specify any changes to jurisdictional boundaries such as annexation or modifications to CURB or sphere lines, if the GPU does include such changes, they should be discussed with the County Planning Director and fully evaluated in the PEIR. In addition, any proposed intensification of development potential should be quantified and evaluated. The specific Study Areas that would most likely have impacts on County facilities, services or General Plan policies include, Parker Ranch Expansion area and the Ronald Reagan Presidential Library area.

The NOP and initial study checklist indicate that *all* environmental factors have been determined to have potentially significant impacts and will be evaluated in the Program EIR. Given the extent of the proposed project, we concur that each of the issue areas should be evaluated in the PEIR with emphasis on the evaluation of cumulative impacts.

December 31, 2009

City of Simi Valley
Dept. of Environmental Services
2929 Tapo Canyon Road
Simi Valley, CA 93063-2100
Attn.: Lauren Funaiole

E-mail: lfunaiol@simivalley.org

Subject: Comments on NOP of a DEIR for the City of Simi Valley General Plan Update

Dear Ms. Funaiole:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Laura Hocking at (805) 654-2443.

Sincerely,



Tricia Maier, Manager
Program Administration Section

Attachment

County RMA Reference Number 09-055



Hoose, William M

From: Christine Silver [csilver@simivalley.org]
Sent: Tuesday, January 05, 2010 9:04 AM
To: Hoose, William M
Cc: Eric Chen; Lauren Funaiolo; Paul Drury; Tony Stewart
Subject: Fwd: EIR Scoping Issues

William,

Here are some additional scoping comments received regarding the Simi Valley General Plan Update EIR.

Thanks,
Christine

>>> "Alice Sterling" <alicesterling@earthlink.net> 01/03/2010 5:55 PM
>>> >>>
For the City's consideration:
EIR Scoping Issues

Include sensitive receptors and buffer maps
<http://www.aqmd.gov/prdas/aqguide/doc/chapter02.pdf>

Address the Simi Valley Landfill Expansion (see Task Force cmments and CITY comments)

Thoroughly address California State water reduction goals of 20% by 2020 (mitigation for new development and existing development).

Address greenhouse gas emissions and reduction measures.

Address non-auto modal opportunities (enhanced bicycle lanes, pedestrian linkages, metro link).

Address energy conservation measures to enact.

Identify wildlife corridors and develop mitigation measures to enhance their performance.

Address protection of existing native trees and habitat.

Address construction activity air quality impacts and meaningful mitigation measures.

Address impacts of development on permeability of soils and water storage impacts.

Address impacts of development on urban forest (soil, lack of medium for root growth, excavation of soil for subterranean parking).

Address conflicts (if any) in encouraging rooftop solar water heating and energy generating photovoltaic systems and zoning impacts.

Address development siting and development code amendments to encourage passive solar.

Address aesthetic impacts of carports visible from public right of ways.

Alice Sterling
436 Sunbonnet Street
Simi Valley, CA 93065



Office of
AGRICULTURAL COMMISSIONER

P.O. Box 889, Santa Paula, CA 93061
815 East Santa Barbara Street
Telephone: (805) 933-2926 Ext. 228
FAX: (805) 525-8922

RECEIVED
CITY OF SIMI VALLEY
Agricultural Commissioner
Henry S. Gonzales
MAY -7 AM 10:43
Chief Deputy
Susan Johnson
ENVIRONMENTAL SERVICES
DEPARTMENT

May 5, 2010

Christine Silver
City of Simi Valley
Department of Environmental Services
2929 Tapo Canyon Road
Simi Valley, CA 93063-2100

Subject: Notice of Preparation of EIR for the City of Simi Valley General Plan Update

Dear Ms. Silver:

Thank you for the opportunity to comment on the scope and content of the environmental document for the Simi Valley General Plan Update.

Project Description: The Simi Valley General Plan was last comprehensively updated in 1988. The land use element was updated in 1998 to reflect establishment of an urban growth boundary around the community. The city intends to comprehensively update the General Plan. New development will be focused on re-use of economically underperforming properties and obsolete development, conversion in response to market demand (e.g. office and industrial to residential) and more intense uses of land in defined areas, redevelopment and infill. There are only 3 known agricultural areas within the city limits (central, north-central and south-west). The CURB and Sphere areas have small amounts of farmland as classified on the California Important Farmland Inventory Map (2008).

Location: The City limits of Simi Valley (approx. 26,896 acres (excluding 9 unincorporated county areas within the city boundaries), the Simi Valley CURB (3,169 acres beyond the city limits), the Simi Valley Sphere of Influence (4,165 acres abutting the city limits) and the Simi Valley Area of Interest (32,230 acres).

Comments: The Ventura County Agricultural Commissioner's staff comments on the following topics: Loss of Agricultural Soils and the Introduction of Land Use Incompatibility. The Ventura County Initial Study Assessment Guidelines in its entirety may be viewed at: www.ventura.org/planning.

Loss of Agricultural Soils. The evaluation pertains to the amount of mapped Important Farmland that will be converted from an agricultural use to a non-agricultural use. There appear to be only 3 areas of mapped farmland (other than small amounts of Local Importance dry farmland) within the city limits or sphere of influence:

1. West of Tapo Canyon Road, North of Walnut Street (Prime, Statewide, and Unique soils)
2. North of Bard Reservoir (Statewide and Unique soils)

3. South of Tierra Rejada Road, West of Madera Road (Unique soils)

The city's CURB and sphere areas appear to have no Prime, Statewide Importance or Unique farmland; and only patches of Local Importance dry farmland.

The county has significance thresholds as follows:

For urbanized areas:

Prime or Statewide Importance Farmland	20 acres
Unique Farmland	30 acres
Local Importance Farmland	40 acres

The only locations that might exceed the county's significance thresholds are the areas north of the Bard Reservoir (Unique Farmland) and the area south of Tierra Rejada Road and west of Madera Road (Unique Farmland). The city may use its own thresholds to determine significance.

Either the city's General Plan EIR or environmental documents for future individual projects may identify the specific farmlands that will not be maintained in agriculture. It is recommended that the class of farmland and the amount appear in the document as well as the city's determination of the significance, mitigation measures, if any, or the adoption of a statement of overriding considerations, if necessary.

Land Use Incompatibility with Adjacent Agriculture. This evaluation pertains to the introduction of land use incompatibility to farmland adjacent to new, non-agricultural projects. Residential subdivisions, commercial and industrial uses in the city are the types of non-agricultural uses that may introduce land use incompatibility to farmland in the surrounding unincorporated area by impairing the functions of normal farming operations.

The County Initial Study Guidelines state that non-agricultural projects within 300 feet of off-site irrigated farmland may create potentially significant adverse effects. Evaluations are made on a case by case basis. The county's Agricultural Policy Advisory Committee (APAC) has adopted specific standards for buffers and alternatives. A 150 foot setback with a vegetative barrier is also considered sufficient to reduce agricultural/urban land use incompatibility and other measures can be considered.

Where future urban uses may be constructed next to farmland in the unincorporated area, extended setbacks or extended setbacks with vegetative barriers should be considered to protect the farming areas. The only farmland in the unincorporated that appears to be subject to future land use incompatibility from city expansion is a plant nursery area north of Bennett Road and Tapo Canyon Road. The city's sphere of influence extends to this area. A discussion of future land use incompatibility at this location may not be appropriate in the city's General Plan update; rather, it could be reviewed at the time a project is proposed, if any.

Christine Silver, City of Simi Valley [General Plan Update]
May 5, 2010
Page 3

Thank you for providing an orientation to the city's General Plan at the Agricultural Policy Advisory Committee meeting in March 2010 and providing this opportunity for review by the Ventura County Agricultural Commissioner's Office.

This letter has been reviewed by Susan Johnson, Chief Deputy Agricultural Commissioner.

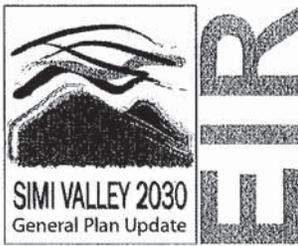
If you have any questions about the content of this letter, please contact me at the telephone number or email address below.

Thank you.

Sincerely,



Rita Graham
Agricultural Land Use Planner
(805) 477-1620 Ext 7
rita.graham@ventura.org



General Plan Update Scoping Meeting

Comments for Environmental Impact Report (EIR) Preparation

PURPOSE: The purpose of this meeting is to receive input from the community on the potential environmental effects from the General Plan Update. The City has determined that an EIR shall be prepared to assess the potential environmental effects of this project. These comments will be considered in determining the topics to be studied in the General Plan Update EIR.

COMMENTS: #6 West End Specific Plan
Should be left as is Business Park, Light/Indust
NOT an Automall

- main reason - it would require the hills to be flattened. Private individuals can not flatten their land for more use so why can the city.
- on and off ramps would be needed and they just finished the rocky peak it only took 38 yrs.
- why would the dealers want to move they just received the 'auto overlay' the traffic is heavy for them (good things)

CONTACT INFORMATION:

Name: Karen Thornton
Address: 2247 Dora Simi
Phone: 805 522-7787 E-mail: roseeater@hotmail.com

