



SIMI VALLEY
NEIGHBORHOOD COUNCILS

NEIGHBORHOOD COUNCIL #2
TUESDAY, SEPTEMBER 11, 2018, 7:30 P.M.
CITY HALL COMMUNITY ROOM
2929 TAPO CANYON ROAD

AGENDA

NC #2 Chair	Rachel Myers
NC #2 Vice Chair	Andy Hanna
NC #2 Secretary	Sara Rosario
CS Coordinator	Emily Habib
City Council Liaison	Mayor Pro Tem Glen Becerra

1. Call to Order/Welcome/Pledge of Allegiance
2. Agenda Review
3. Approval of Minutes
4. Correspondence
5. Public Statements/Comments
This is the time allotted for public statements or comments on matters within the subject matter and jurisdiction of the Executive Board not on the agenda. Statements and comments are limited to no more than five (5) minutes per speaker.
6. Informational Presentation
 - a. Overview of the Simi Valley Cultural Arts Center
7. New Business: None
8. Community Services Coordinator's Report



9. Executive Board Comments

This is the time allotted for Executive Board member statements or comments on matters within the subject matter and jurisdiction of the Neighborhood Councils, to request a future agenda item, or to give an Ad Hoc Committee Report. This is also the time to make any announcements related to community events and other items of interest.

10. Adjournment: Tuesday, October 9, 2018, 7:30 p.m.

/s/

Anna M. Medina
Deputy Community Services Director

If any interested individual has a disability that may require accommodation to participate in this meeting, please contact the Community Services Coordinator at (805) 583-6756. Upon advance notification, reasonable arrangements will be made to provide accessibility to the meeting.

DRAFT MINUTES

1. Call to Order/Welcome/Pledge of Allegiance/Introductions

Chair Rachel Myers called the meeting to order at 7:32 p.m. Secretary Sara Rosario also confirmed that a quorum was present.

Pam Campeau	P	Judy Mayer	P
Phil Englander	P	TJ McInturff	P
Jack Thrans	P	Rachel Myers	P
Christopher Connell	E	Sara Rosario	P
Dawn Gray	E	Steve Tcherchian	E
Andy Hanna	P	Vacant	
Debra Loveless	P	P=Present; E=Excused; A=Absent	

2. Agenda Review

By consensus of the Executive Board, the agenda was approved as presented.

3. Approval of Minutes

A motion was made by Judy Mayer and seconded by Pam Campeau to approve the July 10, 2018 minutes as presented. The motion passed unanimously.

4. Correspondence: None

5. Public Statements/Comments: None

6. Informational Presentation

a. Update on the Simi Valley Community Garden

Robbie Hidalgo, Vice President of the Simi Valley Community Garden, also known as "Simi at the Garden," described the history of the garden and its current endeavors. Opening in 2011 at 1636 Sinaloa Road, it is an organic garden where individuals, families and community organizations come together. Gardening plots can be rented so that people can grow their own crops and host a variety of workshops, programs and activities.

In response to the growing needs of the community, Simi at the Garden has launched the "Garden of Dreams" Community Service Initiative, an innovative project which will maximize the benefits provided by the garden to all of the residents of Simi Valley, and their neighboring communities.

Some components are: The "Sharity Garden", the community portion of the garden which donates the produce to local food banks and operates a monthly free farmer's market for anyone in need, irrespective of income; a "healing farm" program that will provide a positive environment to rehabilitate veterans through "hands on" work experience and vocational training; and an initiative with the County Probation Department for the

garden to become the first east County evening probation reporting center, which will allow people to do their community service hours at the garden to help them to find healthier focuses for their energy and help to keep them from reoffending.

7. New Business

a. Discussion and Feedback on a Study to Determine the Feasibility of Using Simi Valley Groundwater as a Supplemental Water Source

Joe Deakin, Assistant Director of Public Works, gave the presentation. He first noted that the presentation applied to Waterworks District 8 (the City's) customers only. There is second water company, Golden State, which also provides service to Simi Valley.

He explained that the City relies on water from Northern California for 98% of its needs. Any kind of break in service, such as an earthquake, would be devastating for Simi Valley. Additionally, imported water is very expensive, with the City spending approximately \$27 million dollars per year. The City has been looking for more safe, reliable and cost effective ways to provide water for its citizens.

A study was recently completed to determine the feasibility of using treated (desalinated) water from the Simi Valley groundwater basin as a water source. It would require the construction of a desalinization plant at an estimated cost of \$87 million, which would be recouped in 20-30 years. While there is much long-term concern about the safety of groundwater due to the practices of the former Rocketdyne facility, the study showed no infiltration of any contaminated water into the groundwater basin.

A total of 18 members of the public attended. Of these, eight were from Neighborhood Council #2 and 10 were from other Neighborhood Councils and their adjacent unincorporated areas. Comments and questions from these individuals will be noted in their minutes.

Questions/Comments from the public and responses from City Staff:

Would the City consider bringing in an expert on local ground water for a community dialogue?

Yes, this is a viable option.

Is there a specific section of the study that looks at area of the ground water basin nearest to the Rocketdyne property?

No, basins cannot be evaluated piecemeal. However, the study showed no evidence of conductivity between the Simi Valley basin and the basin into which Rocketdyne drained.

One resident urged the City to look into desalinization of ocean water to avoid any potential harm from contaminants in ground water. She also suggested that the City look into utilizing grey (recycled) water for home use to decrease the need for imported or treated water.

Staff responded that State law does not allow grey water to be utilized in homes.

One resident spoke against the project, stating that the groundwater was permanently contaminated with radiation.

Questions/Comments from the Executive Board and responses from City Staff:

Could more than 30% of the City's annual water supply come from the ground water basin in an emergency without any long term effects to the supply?

Yes, that would be feasible for a brief time.

Would such a costly long term project be put on the ballot for a vote?

That is unknown at this very early stage in the process.

Is ground water desalinization being done in any other local cities?

Yes, it's being done in Camarillo, Moorpark and County unincorporated areas.

Would ground water removal cause any subsidence in the valley?

No, it would not.

One member felt that the City should have had a groundwater expert at the Neighborhood Council meetings, whatever the cost.

One member stated that whatever company does the environmental review for such a project should have no financial stake in a desalinization plant.

- b. Request to demolish six, one-story self-storage buildings on a 3-acre parcel and replace with two, four-story buildings at 2167 First Street

Questions/Comments from the public and responses from the applicant:

What is the size range of the units?

They will range from 5' x 5' to 10' x 30'.

Will the building be lighted at night?

There will be minimal lighting on First Street and there will be a lighted sign in the tower.

Will there be an onsite manager?

No, because the facility is not open after hours.

Will the exterior materials be extremely heat reflective?

No, they cannot be per Leadership in Energy and Environmental Designs (LEED) standards.

Questions/Comments from the Executive Board and responses from the applicant:

How long do they anticipate until the facility will open?

They anticipate approximately 18-24 months.

Were the impacts of the facility traffic on First Street included in the traffic study?

Yes, and it showed very minimal impact on First Street.

Why was a Conditional Use Permit required instead of a Planned Development Permit?

The large size of the project requires a Conditional Use Permit.

Are the windows reflective and could they affect passing traffic?

No, the glass is transparent not reflective.

Why did they choose to build a tall building in the most visible Public Storage location in the city?

Of the other two locations, one was not feasible due to the zoning and the other was financially infeasible.

One member expressed a concern with the four-story height of the building.

The applicant explained that while the building itself would be four stories, this type of use allows for lower ceilings and the height of the actual building will be that of a typical three-story office building. The design is in compliance with the City's Development Code and General Plan.

The following motion was made by Christopher Connell and seconded by Judy Mayer:

MOTION: Recommend that the Planning Commission approve the request to demolish six, one-story self-storage buildings on a 3-acre parcel and replace with two, four-story buildings at 2167 First Street as presented.

Executive Board vote:	7 Ayes;	1 No;	1 Abstention
Audience vote:	2 Ayes;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.

8. Community Services Coordinator's Report
Emily Habib discussed the option of the Neighborhood Councils participating in upcoming the Simi Valley Days Parade.
9. Executive Board Comments
Judy Mayer announced that she had successfully nominated the Simi Valley YMCA for a \$250 award from Premier America.
10. Adjournment: Tuesday, September 11, 2018, 7:30 p.m.
By the consensus of the Executive Board, the meeting was adjourned at 9:46 p.m.