

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018051058

Project Title: Tapo-Alamo Street Project

Lead Agency: City of Simi Valley Department of Environmental Services

Contact Name: Stratis Perros

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Project Location: Simi Valley Ventura County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to redevelop a 6.9-acre property located on the northeast corner of the intersection of Tapo Street and Alamo Street in the City of Simi Valley, which is currently occupied by an approximately 77,000 square-foot commercial development (Belwood Center). The Project proposes to remove the majority of the existing commercial center, and construct a 278-unit 4-story apartment complex; retain and remodel 8,100 square feet of commercial retail space; and consolidate six parcels to create two lots. A total of 644 vehicle parking spaces would be provided onsite, which would primarily be located within the proposed residential structure's ground floor. The project would provide landscaping along the street frontage and within courtyards on the second level.

The project would designate a total of 83 residential units (30% of proposed units) for affordable housing, including 75 units for low-income, and 8 units for very low-income eligible residents. Pursuant to the City's municipal code and State density bonus incentives for projects providing qualifying affordable housing, the Project applicant is requesting concessions and waivers from certain development standards.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project's potentially significant effects and mitigation measures include:

- 1) Temporary construction activities' potential to uncover unknown/unanticipated cultural resources will be reduced to less than significant by implementing cultural resource and human remains discovery protocols;
- 2) Temporary construction activities' potential to encounter potentially contaminated soil associated with an existing dry cleaners facility would be reduced to less than significant by implementing pre-construction soil testing and remediation if needed at the dry cleaners site.
- 3) Temporary construction activities' potential to disturb asbestos materials or lead based paint during demolition would be reduced to less than significant by required testing and abatement prior to demolition.
- 4) Long-term noise effects associated with rooftop air conditioning units would be reduced to less than significant with implementation of noise shielding for rooftop HVAC equipment.

All other impacts would be less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

In determining whether or not to approve the proposed project, the City must determine whether the project as designed is eligible for all requested affordable housing density bonus concessions and waivers consistent with State law as applicable to this project. See also Draft EIR Appendix A for public comments received by the City in response to the Notice of Preparation (NOP).

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
California Highway Patrol
Caltrans District #7
Fish & Game Region #5
Native American Heritage Commission
Parks & Recreation
Regional Water Quality Control Board #4
Resources Agency
State Lands Commission

Governor's Office of Planning & Research

JUN 20 2019

STATE CLEARINGHOUSE