

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research
For U.S. Mail:

P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk

☒ County of: Ventura

Address: 800 S. Victoria Ave
Ventura, CA 93009

From:

Public Agency: City of Simi Valley
2929 Tapo Canyon Rd, Simi Valley, CA
Address: 93063

Contact: Elizabeth Richardson, Senior Planner
Phone: (805) 583-6334

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2008061111

GPA-2024-0003, Z-S-2025-0003, SP-S-2025-0002, PD-S-2025-0003, AND TT-2025-0002

Project Title: (Addendum No. 8 to the EIR for the Lost Canyons Specific Plan Project)

Project Applicant: NPLC Lost Canyons, LLC

Project Location (include county): City of Simi Valley, Ventura County, CA

Project Description:

The Proposed Project consists of the transfer of 180 dwelling units permitted within the Whiteface Specific Plan boundaries from the southern portion of the specific plan area to the northern portion of the specific plan area. Specifically, the 180 units would be relocated from the southern areas within Dry Canyon and Tapo Canyon to areas north of Lost Canyons Drive. Overall, the Proposed Project would result in a total of 364 residential lots, including 362 lots north of Lost Canyons Drive and two estate lots located south of Lost Canyons Drive, including one in Dry Canyon and one in Tapo Canyon, both of which would be accessible from existing easements. Instead of spreading the 364 units throughout a wider footprint in the Whiteface Specific Plan as was originally approved with the Approved Project, the Proposed Project would cluster 362 of the 364 units within the northern area of the Whiteface Specific Plan where the Shadow Canyon Golf Course previously operated. Also, the Proposed Project would not include the development of a new golf course, a clubhouse, or a private park as was approved with the Approved Project. Instead, the Proposed Project proposes to provide recreational amenities including a private recreation building for residents of the development as well as public recreational trails through the southern portion of the Project Site and public recreational trails on the golf course trails that exist within portions of the northern portion of the Project Site. The Proposed Project would retain the Residential Estate (RE) zoning designation on four areas in the Specific Plan boundaries that currently have this designation, and the Applicant proposes a maximum of sixteen residential estate lots that could be developed within these areas of the specific plan. Minimum lot sizes for RE lots are a minimum of 20 acres. The evaluation herein of biological resources and other resource topics does not account for any future development within these RE zoned areas given there are currently no plans for site-specific development in these areas. As such, the analyses herein assume that RE zoned areas are not disturbed or impacted by development. It should be noted that the CEQA documentation for the Whiteface Specific Plan as well as for the Approved Project evaluated the environmental effects of up to 1,211 residential units in the specific plan boundaries. The Proposed Project would result in 364 units in addition to the 847 units that were allowed to be built in Sand Canyon/Big Sky Ranch area of the specific plan boundaries, of which approximately 738 residential units have been built to date.

This is to advise that the City of Simi Valley has approved the above

(☒ Lead Agency or ☐ Responsible Agency)

described project on 8/10/2026 and has made the following determinations regarding the above
(date)

described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the EIR is available to the General Public at:

<https://www.simivalley.org/departments/environmental-services/planning-division/environmental-documents>

Signature (Public Agency):  Title: Senior Planner

Date: 8-12-26 Date Received for filing at OPR: _____