Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

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 Avenue
Ventura, CA 93009

From:
Public Agency: City of Simi Valley
Address: 2929 Tapo Canyon Road
Simi Valley, CA 93065
Contact: Alexandra Clingman
Phone: (805) 583-6772

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):

Project Title: CUP-S-2025-0009

Project Applicant: Curtis Quillin

Project Location (include county): 903 Quimisa Drive, Simi Valley, CA 93065, Ventura County

Project Description:

See Attachment 1

This is to advise that the City of Simi Valley has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on December 9, 2025 (date) and has made the following determinations regarding the above 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 final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Department of Environmental Services/ Planning: 2929 Tapo Canyon Road, Simi Valley, CA 93063

Signature (Public Agency): _____ Title: Associate Planner

Date: December 9, 2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Attachment 1

CUP-S-2025-0009

Project Description:

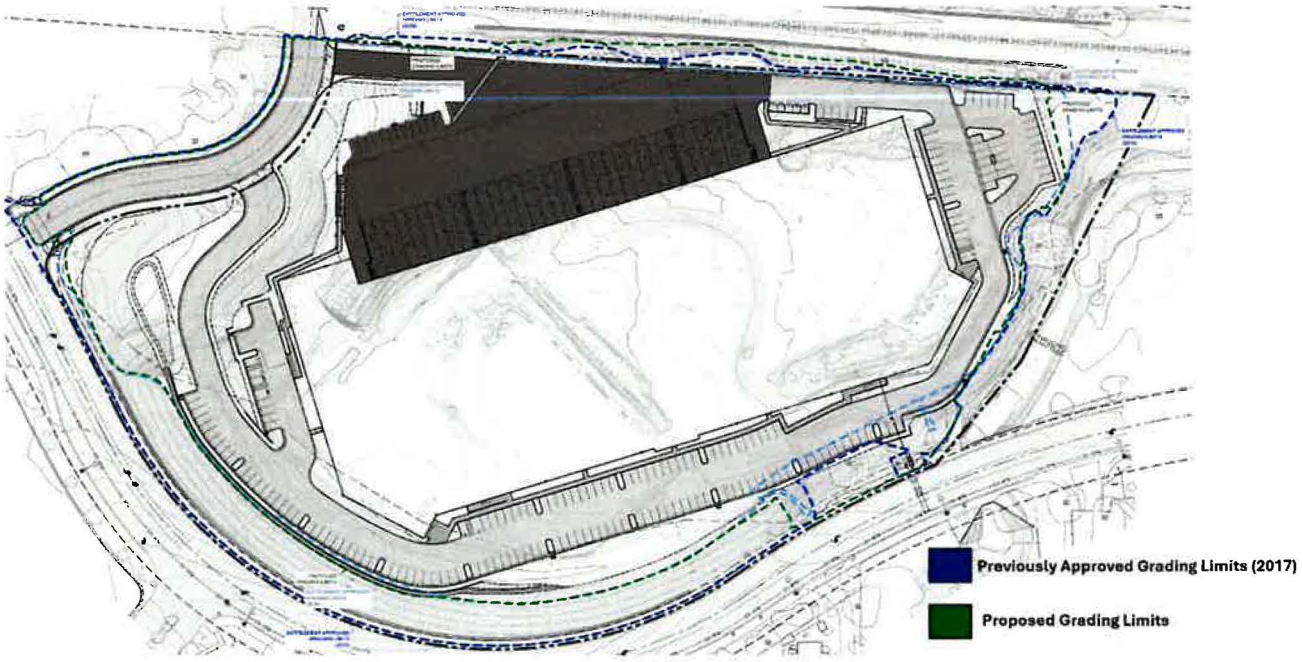
The Applicant requests approval of Administrative Action (CUP-S-2025-0009) to modify a previously approved 209,524-square-foot warehouse project on a 13.13-acre vacant site at 903 Quimisa Drive.

Proposed modifications include:

- Reconfiguring the building shape and design
- Changing the use from a single tenant to a multi-tenant warehouse/office
- Increasing landscaping from 69,748 sq. ft. to 70,192 sq. ft.
- Increasing loading docks from 24 to 33
- Reducing parking from 206 to 200 spaces

The revised building will have 193,187 sq. ft. of warehouse space, 7,200 sq. ft. of office, and a 9,137 sq. ft. mezzanine, maintaining the same overall floor area as previously approved. Most of the site has already been graded, and any new grading (green line in Figure 1) will remain within previously approved limits (blue line in Figure 1) to avoid impacts to Alamos Creek along the eastern boundary (see Figure 1).

Figure 1: Grading Limits



Environmental Review History

An Initial Study (IS) was prepared in 2011 for PD-S-977 to construct a six-building industrial park totaling 167,417 sq. ft. on the 13.13-acre site. The IS concluded that, with 16 mitigation measures, the project would not have a significant environmental impact, and a Mitigated Negative Declaration (MND) was adopted.

In 2017, a modification was approved to raise the finished grade by approximately 14 feet. Grading was largely completed, but the entitlement expired in 2021. The previously adopted MND was reused for this project.

In 2024, the Planning Commission approved CUP-S-2022-0014 for a single 209,524 sq. ft. warehouse/office building. An Addendum to the 2011 MND was prepared to address project changes, compliance with Assembly Bill 52 (Tribal Cultural Resources), and revised grading. By incorporating three new and two modified mitigation measures, along with the continued use of the previously identified measures, no new significant impacts were identified, and the changes did not meet the criteria for a subsequent MND under CEQA Guidelines Section 15162.

Project Changes

Jurisdictional Areas

As analyzed in the Addendum to the MND (2024), the site includes drainage features along Alamos Creek (Drainage 1 and 2), and an East Pond and West Pond, located in the center of the site. (see Figure 2).

Figure 2: Drainage Areas



Source: Psomas Biological Resources and Jurisdictional Delineation Report

Earlier studies identified the east and west ponded areas as potentially jurisdictional wetlands. Development in these areas would require permits from agencies such as the U.S. Army Corps of Engineers, State Water Resources Control Board, and California Department of Fish and Wildlife.

A subsequent review by Psomas (2025) confirmed that these ponded areas are man-made stormwater basins constructed under a 2001 State Water Resources Control Board General Permit for temporary stormwater management. As such, they are not natural wetlands and are not subject to jurisdictional permitting requirements (see enclosed memo). The prior mitigation measure I-4 requiring the Permittee to obtain all necessary permits for impacts to CDFW and/or RWQCB jurisdictional areas is still applicable to Drainage 1 and 2 along Alamos Creek. Therefore, the project would continue to have a less than significant impact on biological resources.

Tree Removal

In 2017, seventy (70) oak trees were planted at Oak Park as part of the mitigation for the previous project and were maintained and monitored for five years as required by the mitigation measures. In 2024, an additional seven (7) Coast Live Oaks and ten (10) California Pepper trees were approved for removal as part of the project's subsequent revisions.

The current proposal includes the removal of five (5) additional Coast Live Oaks and two (2) California Pepper trees. The previous project conditions remain in effect; therefore, to

mitigate the loss of these trees, the Applicant is required to either plant upsized replacement trees on-site or contribute to the City's Tree Mitigation Fund. The Project would continue to comply with the City's Mature Tree Preservation Ordinance, which requires obtaining a tree removal permit. Therefore, the project would continue to have a less than significant impact on biological resources.

CEQA Guidelines Section 15162:

CEQA Guidelines Section 15162(a) identifies the circumstances under which a subsequent MND is required for a previously adopted MND. A subsequent MND is required if one or more of the following occurs:

1. *Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

   The proposed modifications do not constitute substantial changes requiring major revisions to the previously adopted MND in that, the previous project (CUP-S-2022-0014) approved the construction of a 209,524-square foot tilt up building on a 13.13 acre site with 206 parking spaces and 24 loading docks. The revised project maintains the same building square footage and stays within previously approved grading limits, with only minor site and architectural reconfigurations. The proposed project includes 200 parking spaces and 33 loading docks and will remain within previously approved grading limits and therefore continues to have a less than significant impact on Alamos Creek to the east.

   Any new site lighting will continue to comply with previous mitigation measure I-8 which requires all lighting to be equipped with recessed lenses and full cut off shields, and mounted to face away from all natural areas, to limit illumination at the edge of the paved areas to 0.5 foot-candles during business hours, and 0.1 foot-candles during non-business hours. Additionally, no light poles can be installed adjacent to the southeastern portion of the developed site.

   The City's Traffic Engineer has verified that the revised project results in a net reduction of seven average daily trips (ADT), and traffic impacts remain less than significant.

   The proposed revisions do not increase construction or operational air emissions. All air-quality mitigation measures from the original MND remain applicable and ensure emissions remain below the Ventura County Air Pollution Control District's 25-pound-per-day threshold.

   Overall, the revised project does not introduce new significant impacts or increase the severity of previously identified impacts related to traffic, air quality, or

biological resources. No major revisions to the previously adopted Mitigated Negative Declaration are required.

2. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

   No substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require major revisions to the previously adopted MND in that, most of the site, including the perimeter and Los Angeles Avenue roadway improvements, was previously graded under the 2017 entitlement. The project remains subject to all applicable mitigation measures to protect Alamos Creek during any additional grading activities. These measures include restoring native vegetation along the creek, maintaining a minimum 100-foot setback from the top of bank, and installing silt curtains to prevent erosion. The proposed project will not extend beyond the previously approved grading limits, and any remaining grading will stay within those limits to avoid impacts to Alamos Creek.

   As stated above, Alamos Creek (Drainage Features 1 and 2) is a jurisdictional area regulated by CDFW and the RWQCB. The 2025 Psomas memo concluded that the ponded areas near the center of the site are man-made stormwater basins constructed under a 2001 State Water Resources Control Board permit. Because they are not natural wetlands, no new jurisdictional permits are required. Mitigation Measure I-4 still applies to Drainage Features 1 and 2, and therefore biological resource impacts remain less than significant.

   The prior biological study for CUP-S-2022-0014 determined that no sensitive wildlife species occur on-site. Although common nesting birds and Western Spadefoot Toads may be present, the proposed project continues to comply with all applicable biological mitigation measures from the prior MND addendum. These measures include compliance with the Migratory Bird Treaty Act and California Fish and Game Code, updated nesting bird surveys, and pre-construction surveys and relocation of Western Spadefoot Toad adults or eggs, if encountered.

   In addition, AB 52 mitigation measures I-5 and I-6 continue to apply and will ensure that any inadvertent impacts on Tribal Cultural Resources during construction would remain less than significant.

   There have been no substantial changes in the circumstances surrounding the project that would result in new significant impacts or increase the severity of previously identified impacts. With the continued implementation of all previously adopted mitigation measures, the potential impacts of the revised project would be the same as or less than those analyzed in the original MND addendum. Therefore, major revisions to the MND are not required.

3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the MND was adopted, shows any of the following:*

   a. *The project will have one or more significant effects not discussed in the previous MND;*
   b. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
   c. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
   d. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

   Based on the environmental review of the proposed project, there is not any new information that was not available at the time of the previous IS/MND or subsequent addendum that would indicate that the project may have new or previously unexamined significant impacts on the environment.

   (a-b) The Initial Study for PD-S-997 concluded that the project would not result in significant environmental impacts with implementation of 18 mitigation measures. The 2024 MND Addendum updated terminology in two of these measures and added three additional mitigation measures. With continued compliance with all previously adopted mitigation measures, the potential impacts of the revised project would be the same as, or less than, those analyzed in the original MND and subsequent addendum. No new or more severe significant effects have been identified.

   (c-d) No mitigation measures or alternatives previously found infeasible have since become feasible, nor are there any considerably different mitigation measures or alternatives that would substantially reduce environmental impacts that the Applicant is declining to adopt. The existing mitigation measures prepared for PD-S-997 and the subsequent addendum remains in effect for the proposed project.

   Based on the environmental review conducted for the proposed project, there is no new substantial evidence indicating that the project would create new significant impacts, increase the severity of previously identified impacts, or require new or modified mitigation measures. Therefore, pursuant to CEQA Guidelines Section 15162, the previously adopted MND and subsequent addendum remain valid and a subsequent MND is not required.

Enclosed: Psomas Biological Memorandum dated September 23, 2025

MEMORANDUM

September 23, 2025

To:
Alexandra Clingman
City of Simi Valley
Department of Environmental Services

From:
Ann Johnston
Psomas

Subject: Clarification to Mitigation Measure I-4 Required by the Addendum to the Previously Approved Mitigated Negative Declaration for the Project Located at 903 Quimisa Drive

---

The Addendum to the Previously Approved Mitigated Negative Declaration (MND) for the Conditional Use Permit (CUP-S-2022-0014) for the subject project required a Mitigation Measure that has been found to be inconsistent with state and local guidelines.

In May of 2023, Psomas Biologists documented areas subject to the jurisdiction of the resource agencies (U.S. Army Corps of Engineers [USACE], State Water Resources Control Board [SWRCB], and California Department of Fish and Wildlife [CDFW]). The findings of the assessment determined that 0.608 acre of ponded areas were subject to CDFW/SWRCB jurisdiction and would require agreements/certifications from these agencies prior to removal as part of project implementation.

It has been recently brough to our attention that the 0.608 acre area of ponded water was built as part of a General Permit to Discharger Storm Water Associated with Construction Activity, subject to the regulation of the SWRCB. The SWRCB approved the General Permit on March 1, 2001, and issued a Waste Discharger Identification (WDID) number (456C315159) (attached). The following is an approximate summary of the construction timeline regarding the on-site temporary erosion control basins (ponds).

- 2001 – Storm Water Pollution Prevention Plan (SWPPP) for WDID 456C315159, approved by the SWRCB
- 2001 – 2011 Active site grading
- 2011 – SWPPP updated
- 2011 – 2018 Active site grading
- 2018 – West Los Angeles Avenue slope grading – active site grading
- 2019 – Site grading
- 2020 – West Los Angeles Avenue widening grading – active site grading
- 2021 – Legal Responsible Person Change 1 - Not filed – Denied by SWRCB - Site grading on hold for plan modification of site
- 2022 – Legal Responsible Person Change 2 – SWPPP updated - Site grading on hold for plan modification of site
- 2023 – SWPPP -WDID 456C402591 Approved by SWRCB - Site grading on hold for plan modification of site

- 2024 – Site grading on hold for plan modification of site
- 2025 – Site grading on hold for plan modification of site

Temporary erosion control measures have been in place from 2001 to present day.

Based on the *State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (State Water Resources Control Board: Adopted April 2, 2019 and Revised April 6, 2021),* the ponds onsite are not waters of the state because they are less than one acre in size and the ponds were constructed, and are currently used and maintained, primarily for the purpose of "Detention, retention, infiltration, or treatment of stormwater runoff and other pollutants or runoff subject to regulation under a municipal, construction, or industrial stormwater permitting program".

Given that these ponded areas are subject to an active SWRCB General Permit, they are not considered under the jurisdiction of the CDFW and would not require any agreements/certifications from the regulatory agencies. Therefore, Mitigation Measure I-4 required by the Addendum to the previously approved MND does not apply to these areas.

R:\Projects\FAI\3FAI020100\Documentation\BioTech\MM Clarification Memo-092325.docx

Linda S. Adams
Secretary for Environmental Protection

State Water Resources Control Board

Division of Water Quality
1001 I Street Sacramento, California 95814 (866) 563 3107
Mailing Address: P.O. Box 1977 Sacramento, California 95812-1977
FAX (916) 341-5543 Internet Address: http://www.waterboards.ca.gov
Email Address: stormwater@waterboards.ca.gov

Edmund G. Brown Jr.
Governor

Approved Date: March 01, 2001

Sharon Minerva
California Rasmussen Co LLC
2320 Shasta Wy Unit F
Simi Valley CA 93065

RECEIPT OF YOUR NOTICE OF INTENT (NOI)

The State Water Resources Control Board (State Water Board) has received and processed your NOI to comply with the terms of the General Permit to Discharger Storm Water Associated with Construction Activity. Accordingly, you are required to comply with the permit requirements.

The Waste Discharger Identification (WDID) number is: **4 56C315159** . Please use this number in any future communication regarding this permit.

	SITE DESCRIPTION
OWNER:	California Rasmussen Co LLC
DEVELOPER:	Tri County Truck Co
SITE INFORMATION:	903 Quisma Dr 903 Quisma Dr Simi Valley
TOTAL DISTURBED ACRES:	6
START DATE:	April 01, 2001
COMPLETION DATE:	April 01, 2012
COUNTY:	Ventura

When the Owner changes , a new NOI, site map, and fee must be submitted by the new Owner. As the previous owner, you are required to submit a Notice of Termination (NOT) to the local Regional Water Board stating you no longer own or operate the Site and coverage under the General Permit is not required. Unless notified, you will continue and are responsible to pay the annual fee invoiced each January.

If you have any questions regarding permit requirements, please contact your Regional Water Board at 213-576-6600 . Please visit the storm water web site at http://www.waterboards.ca.gov/water_issues/programs/stormwater/ to obtain an NOT and other storm water related information and forms.

Sincerely,

Storm Water Section
Division of Water Quality