CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

REVIEW PERIOD: July 29, 2024 – August 19, 2024

TO: All Interested Parties

FROM: Department of Environmental Services

SUBJECT: REQUEST FOR REVIEW OF THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT (GPA-2022-0001), ZONE CHANGE (Z-S-2022-0003), PLANNED DEVELOPMENT PERMIT (PD-S-2022-0012), VESTING TENTATIVE TRACT MAP (VTT-2022-0003), AND AFFORDABLE HOUSING AGREEMENT (AHA-2022-0002), TO CONSTRUCT A NEW 70-UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON A 3.61-ACRE LOT LOCATED AT 1845 OAK ROAD.

The attached Mitigated Negative Declaration and Initial Study have been forwarded to you for possible comments relating to your specific area of interest. Comments must be directed to:

Elizabeth Richardson, Senior Planner
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, California 93063
(805) 583-6334
erichardson@simivalley.org

Copies sent to:

City Council
City Manager
City Attorney's Office
Planning Commission

City Departments:

City Manager's Office
  City Clerk
Environmental Services
  Deputy ES Director/City Planner
  Principal Planner/Zoning Administrator
  Case Planner Elizabeth Richardson
  Neighborhood Council Coordinator
  Neighborhood Council #2
  Recording Secretary
  Counter Copy
Public Works Department
  Engineering
  Utilities
  Maintenance
Simi Valley Library (2)

County of Ventura
  Resource Mgmt. Agency
  Watershed Protection District
  Fire Protection District
  LAFCO

Other Government Agencies
  State Clearinghouse
(https://ceqanet.opr.ca.gov)

  California Department of Fish and Wildlife
  U.S. Army Corps of Engineers
  U.S. Fish and Wildlife Service
  Calleguas Municipal Water District
  Ventura County Air Pollution Control District
  City of Moorpark
  City of Thousand Oaks
  Rancho Simi Recreation and Park District
  Santa Monica Mountains Conservancy
  Simi Valley Unified School District
  Native American Heritage Commissions
  Fernandeno Tataviam Band of Mission Indians

Applicant:
City Ventures
Attn: Eric Miller
3121 Michelson Drive, Suite 150
Irvine, CA 92612

CITY OF SIMI VALLEY

MITIGATED NEGATIVE DECLARATION

(NO SIGNIFICANT IMPACT ON THE ENVIRONMENT)

REVIEW PERIOD:	July 29, 2024 – August 19, 2024
APPLICANT:	City Ventures Attn: Eric Miller 3121 Michelson Drive, Suite 150 Irvine, CA 92612
CASE PLANNER:	Elizabeth Richardson, Senior Planner
ENVIRONMENTAL PLANNER:	Greg Martin, Rincon Consultants Yasaman Samsamshariat, Rincon Consultants
PROJECT NO.:	(GPA-2022-0001/Z-S-2022-0003/PD-S-2022-0012/TT-2022-0003/AHA-2022-0002)
PROJECT DESCRIPTION:	THE PROPOSED PROJECT REQUESTS A GENERAL PLAN AMENDMENT, ZONE CHANGE, PLANNED DEVELOPMENT PERMIT, AND VESTING TENTATIVE MAP TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM GENERAL COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, ZONE CHANGE FROM COMMERCIAL PLANNED DEVELOPMENT (CPD) AND RESIDENTIAL MEDIUM DENSITY (RM) TO RESIDENTIAL HIGH DENSITY (RH) FOR THE DEVELOPMENT OF 70 MULTI-FAMILY RESIDENTIAL CONDOMINIUM UNITS ON A 3.61-ACRE SITE, INCLUDING 10 ONE-BEDROOM ONE-BATH UNITS (PLAN 1), TWO THREE-BEDROOM THREE-BATH UNITS (PLAN 2), 28 THREE-BEDROOM TWO-BATH UNITS (PLAN 3), AND 30 FOUR-BEDROOM THREE AND A HALF-BATH UNITS (PLAN 4). THE PROJECT SITE IS CURRENTLY DEVELOPED WITH VACANT SCHOOL BUILDINGS AND VACANT LAND.
PROJECT LOCATION:	1845 Oak Road Residential Development, Simi Valley, CA 93065

Following an Initial Study for the proposed project, the City determined that the proposed project would not have a potential for a significant effect on the environment. This document constitutes a Mitigated Negative Declaration based upon the inclusion of the following measures into the proposed project by the applicant:

BIO-1:

To avoid disturbance of nesting and special status birds, including raptor species protected by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code (FGC), project activities including, without limitation, vegetation removal, ground disturbance, construction, and demolition must occur outside of the bird breeding season (February 1 through August 30). If construction must begin during the breeding season, then a biologist familiar with the identification of avian species known to occur in Southern California and retained by the permittee, must conduct a preconstruction nesting bird survey not more than 14 days before the initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey must be conducted on foot inside the project site boundary, including a 300-foot buffer (500-foot for raptors), and in inaccessible areas (e.g. private lands) from afar using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, and in consultation with the Public Works Director, or designee) must be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the Applicant must consult with the California Department of Fish and Wildlife (CDFW). All construction personnel must be notified of the existence of the buffer zone and instructed to avoid entering the buffer zone during the nesting season. No ground disturbing activities may occur within this buffer until the permittee's biologist has confirmed that breeding/nesting is complete, and the young have fledged the nest.

CR-1 Archeological Monitoring

Archaeological monitoring of all initial project-related ground disturbing activities by an approved archaeologist retained by the permittee must be performed under the guidance and direction of a Project Archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service, *Secretary of the Interior's Historic Preservations Professional Qualification Standards*, https://www.dca.ga.gov/sites/default/files/pqstandards.pdf [As of June 2024]). The Project Archaeologist may halt and redirect work if any archaeological resources are identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find evaluated for listing in the California Register of Historical Resources. Construction monitoring may be reduced or halted at the discretion of the Project Archaeologist, as warranted by conditions that include, without limitation, encountering bedrock, non-native sediments (infill), or negative findings. If archaeological spot-checking is recommended by the Project Archaeologist, it must only occur in areas of new construction, where ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).

GEO-1 Site Preparation

Vegetation, construction debris, and other deleterious materials unsuitable as structural fill material must be disposed of off-site before commencing grading/construction. Any septic tanks, seepage pits or wells must be abandoned in accordance with applicable law including regulations promulgated by the County of Ventura Department of Health Services.

GEO-2 Disposal of Existing Concrete

Existing concrete, which occurs onsite as pavement, curb and gutter, and a building foundation must be removed before the placement of engineered fill. The demolished concrete may be incorporated into compacted, engineered fills after it is crushed to a maximum height of six inches. Before placement as engineered fill, any protruding steel rebar must be cut from the concrete pieces and disposed of offsite.

GEO-3 Disposal of Existing Asphaltic Concrete

Existing asphaltic concrete must be removed before the placement of engineered fill. From a geotechnical perspective, this material may be incorporated into compacted, engineered fills after it is crushed to a maximum height of six inches. The crushed asphalt cannot be placed under residential structures and only maybe placed in approved nonresidential areas, such as streets, parking areas or open space.

GEO-4 Site Preparation

The undocumented artificial fill and the upper portions of the young alluvial fan deposits near the surface are compressible and not suitable to support the proposed structures. It is anticipated that, at a minimum, the upper five feet of existing soils will require removal and recompaction, extending a minimum of five feet horizontally outside the structures.

Footings for structures must be underlain by a minimum of two feet of compacted fill. For building pads where unsuitable soil removals do not provide the minimum depth of compacted fill, or where design grades and/or remedial grading activities create cut/fill transitions, the cut and shallow fill portions of the building pads must be over-excavated as determined by the Public Works Director, or designee, during grading and replaced with compacted fill.

The Project Geotechnical Consultant must observe the removal bottom before placing fill. If unsuitable soils, such as undocumented artificial fill, are exposed upon the completion of the removals required above, additional removals may be required as determined by the Public Works Director, or designee.

For fill areas in private streets, in general, a minimum removal and recompaction of the upper two feet is required, however all undocumented artificial fill must be removed and recompacted. For cuts greater than two feet in street areas, removals are not required. For cuts less than two feet, the two foot removal and recompaction is required.

Material removed as part of the unsuitable soil removals can be used as artificial fill, provided it is free of deleterious materials as determined by the Public Works Director, or designee.

GEO-5 Other Requirements

All other requirements including general earthwork recommendations, utility trenches, backcut stability, liquefaction, stormwater infiltration systems, and boundary conditions as listed in the Geotechnical Investigation dated May 5, 2022, which is incorporated by reference, must be followed by the permittee.

GEO-6

If a fossil(s) is found at shallower depths, earth disturbance activities must be halted within a radius of 50 feet from the location of the fossil, and the permittee must consult with a qualified, project-level paleontologist to determine the significance of the fossilized remains. If the fossil is determined significant by the paleontologist, full-time monitoring must be initiated at the project.

A. Before initiation of any grading, drilling, and/or excavation activities, a preconstruction meeting must be held and attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the permittee, and a City representative. The nature of potential paleontological resources must be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials

B. Monitoring of mass grading and excavation activities must be performed by a qualified paleontologist or paleontological monitor. Starting at a depth of five feet, monitoring must be conducted part-time in areas of grading or excavation in undisturbed sediments of alluvial fan deposits. If a fossil is found, the project-level paleontologist may determine that significant, full-time monitoring is warranted.

C. If a fossil(s) is found at a depth shallower than five feet, earth disturbance activities must be halted within a radius of 50 feet from the location of the fossil, and a project-level paleontologist must be consulted to determine the significance of the fossilized remains. If the fossil is deemed significant by the project-level paleontologist, full-time monitoring must be initiated at the project

D. Paleontological monitors must be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor is empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor must notify the project paleontologist, who will then notify the permittee and Public Works Director, or designee, of the discovery.

E. Fossils must be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes must be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. Discovered fossil sites must be protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils must collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site contains remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew must excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.

F. Isolated fossils must be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes must be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place.

G. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to

several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, multiple five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.

H. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.

I. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archaically approved acrylic hardener (*e.g.,* a solution of acetone and Paraloid B 72).

J. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

K. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage *(e.g.,* the Los Angeles County Museum of Natural History) must be conducted. The paleontological program must include a written repository agreement before the initiation of mitigation activities. Before curation, the Public Works Director, or designee, must be consulted on the repository/museum to receive the fossil material.

L. A final report of findings and significance must be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources *(i.e.,* fossils) that might have been lost or otherwise adversely affected without such a program in place.

HYDRO-1 The project relies on pumping to prevent stormwater discharge impacts to the adjacent properties; however, there is still the potential for the pumping equipment to fail to perform during a storm event. To reduce this impact to a less than significant level:

A. Permittee must design the stormwater pumping facilities for emergency operation in the event of a power outage.
B. Permittee must prepare an operations and maintenance manual to ensure inspection, maintenance, repair and replacement as necessary for the life of the project.
C. Permittee must prepare an emergency operations plan for the stormwater pumping facilities for approval by the Director of Public Works, or designee.
D. Permittee must enter into a unilateral recorded Stormwater Facilities Maintenance Agreement, in a form approved by the City Attorney, with the City to include items A and B above, and submit annual inspection and maintenance reports to the Public Works Director, or designee.

HYDRO-2 ***Site Drainage*** Positive drainage away from the proposed structures must be provided and maintained. Roof, pad, and lot drainage must be collected and directed away from the structures toward approved disposal areas through drainage terraces, gutters, down drains, and other devices. Design fine grade elevations must be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains must be installed in order to provide rapid discharge of water, away from structures.

NOI-1 ***Construction Noise.*** The Permittee must comply with the following:

A. Construction may only occur during the hours of 7AM to 7PM.
B. During construction, the contractor must ensure all construction equipment is equipped with required noise attenuating devices including properly operating and maintained mufflers consistent with manufacturer's standards.
C. The contractor must locate equipment staging areas as far as possible, away from the nearest sensitive receptors.
D. Idling equipment must be turned off when not in use.
E. Equipment must be maintained so that vehicles and their loads are secured from rattling and banging.

NOI-2 ***Windows***

The windows and sliding glass doors of all residences directly facing Los Angeles Avenue must have a minimum STC rating of 30 for the 1st floor and 2nd floors. In order to be able to achieve a "windows closed" condition for the purposes of noise reduction, the project must have mechanical fresh air ventilation (e.g., air conditioning) for all habitable dwelling units in order to ensure proper climate control with windows closed.

TCR-1

The project applicant must retain a professional Tribal Monitor identified by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe the following ground-disturbing activities; grading, excavating, trenching, digging or similar activity. Tribal Monitoring Services will continue until confirmation is received from the project applicant, in writing, that all scheduled activities pertaining to Tribal Monitoring are complete. If the Project's scheduled activities require the Tribal Monitor to leave the Project for a period of time and return, confirmation must be submitted to the Tribe by the Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) must be submitted to the Tribe by the Applicant, in writing, before starting each set of scheduled activities. If cultural resources are encountered, the Tribal Monitor may request that ground-disturbing activities cease within 60 feet of discovery and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant as well as the Tribal Monitor must assess the find.

TCR-2

If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) must cease and the County Coroner must be contacted pursuant to Health and Safety Code § 7050.5. The Health and Safety Code must be enforced for the duration of the Project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to Health and Safety Code § 7050.5, and the subsequent disposition of those discoveries must be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

TCR-3

The City and Applicant applicant must, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground-disturbing activities.

RESPONSIBLE AGENCIES: City of Simi Valley

TRUSTEE AGENCIES: None

Elizabeth Richardson, Senior Planner

CITY OF SIMI VALLEY
PLANNING DIVISION
DEPARTMENT OF ENVIRONMENTAL SERVICES
INITIAL STUDY

1.	Project Title:	1845 Oak Road Residential Development (GPA-2022-0001 /Z-S-2022-0003/ PD-S-2022-00012/VTT-2022-0003/AHA-2022-0002)
2.	Lead Agency Name and Address:	City of Simi Valley 2929 Tapo Canyon Rd. Simi Valley, CA 93063
3.	Contact Person and Phone Number/Email:	Elizabeth Richardson (805) 583-6334 erichardson@simivalley.org
4.	Project Location:	1845 Oak Road, Simi Valley, CA 93065
5.	Project Sponsor's Name and Address:	City Ventures Attn: Eric Miller 3121 Michelson Drive, Suite 150 Irvine, CA 92612
6.	Current General Plan Designation:	General Commercial (.30 FAR), Medium Density Residential (3.6-5.0 du/acre)
	Proposed General Plan Designation:	High Density Residential (10.1-20 du/acre)
7.	Current Zoning:	Commercial Planned Development (CPD) Residential Medium (RM)
	Proposed Zoning:	Residential High Density (RH)

8. Description of Project:

The Applicant, City Ventures, applied for a General Plan Amendment (GPA-2022-0001), Zone Change (Z-S-2022-0003), Planned Development Permit (PD-S-2022-0012), and Vesting Tentative Map (VTT-2024-0001) on September 20, 2022. The applicant proposes to demolish six existing, non-operational, vacant preschool buildings and construct a three story, 70-unit condominium townhouse complex on a 3.61-acre property (the project site) located east of the Yosemite Avenue and Los Angeles Avenue intersection in the City of Simi Valley (City). The project site encompasses four parcels with Assessor Parcel Numbers (APNs) of 637-0-140-120, -430, -445, and -730. The proposed project includes a General Plan Land Use change from General Commercial

and Medium Density Residential (4.6-5.0 du/acre) to High Density Residential (10.1-20 du/acre) and would rezone the project site from Commercial Planned Development (CPD) and Residential Medium Density (RM) to Residential High Density (RH). The purpose of the General Plan Amendment and zone change is to accommodate the proposed residential density of 19.4 dwelling units per acre.

The proposed project would include 70 total units, a maximum building height of 40 feet and three stories. The 11 building multi-family residential project would include 10 one-bedroom one-bath units of approximately of 725 square feet each (Plan 1); two three-bedroom three-bath units of approximately 1,385 square feet each (Plan 2); 28 three-bedroom two-bath units of approximately 1,525 square feet each (Plan 3); and 30 four-bedroom three and a half-bath units of approximately 1,710 square feet (Plan 4). Ten of the one-bedroom units would be deed restricted for moderate income persons. Primary site access would be provided via East Los Angeles Avenue on Oak Road and a secondary entrance would be located off Shunk Road. The required parking for the project is 130 parking spaces based on Density Bonus Law parking requirements. The proposed project would provide 168 parking spaces including 130 garage spaces, 18 driveway spaces, 6 head in spaces, and 14 parallel spaces.

Construction activities would consist of on-site demolition, grading, building, paving, and architectural coating. According to the Air Quality, Greenhouse Gas, and Energy Impact Study (Appendix A), construction duration would be approximately one year and is expected to begin first quarter 2025 and be completed by third quarter 2026; and approximately 10,000 cubic yards of soil is expected to be exported for the grading phase.

Site grading has been designed to match existing conditions of adjacent properties along all sides of the project site due to access requirements. Collected stormwater runoff would be routed to two proposed stormwater detention pipe systems to outlet in a similar pattern as existing drainage. An orifice is proposed for the northerly portion of the project site to discharge into the existing 36” public storm drain along Los Angeles Avenue and a sump pump is proposed near the southerly property line within Oak Road. Both outlets would match the existing 10-year storm event per the City’s Drainage Policy. The pump would discharge stormwater runoff to Oak Road through a bubbler catch basin. Stormwater discharging to Los Angeles Avenue would confluence with the Arroyo Simi Channel, approximately 800 feet from the site.

The proposed project’s architecture would feature a traditional design with a Spanish influence. Each building would include balconies, porches, and patios as well as different roof pitches and ridges to match some of the single-family residences in the surrounding area. There would be two different color schemes, and decorative tiles would be used to highlight the building elevations. The building material for scheme 1 and 2 would be Stucco and the exterior color would be Greek Villa. The color scheme for scheme 1 would be grey to brown and the color scheme for scheme 2 would be brown to blue green.

The proposed project would include 27,253 square feet of landscaping throughout the project site with common green space along Oak Road. Landscaping would include a patio wall and gate, a specimen tree, vine plantings with decorative rocks, common green space, and an enriched parkway at the southwest corner of Los Angeles Avenue and Oak Road. Amenities for the residents would include features such as a centrally-located common green space with decorative paving with a barbecue and picnic tables, benches

and decomposed granite paving, an accent tree grove, a play lawn with canopy trees, and a mailbox cluster.

9. Surrounding Land Uses and Setting:

   Los Angeles Avenue and commercial and residential buildings are to the north of the site; commercial and residential buildings to the west; Oak Road and the Crest Mobile Home Village to the east; and vacant land and residential buildings to the south with the drainage channel for the Arroyo Simi beyond. The project extends to Shunk Road on the east, passing through residential and commercial areas with Mobile Home and Commercial Planned Development zoning. Further east of the project site are residential areas with Residential High-Density zoning.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

    None

11. Date Deemed Complete/Ready to Process: May 8, 2024

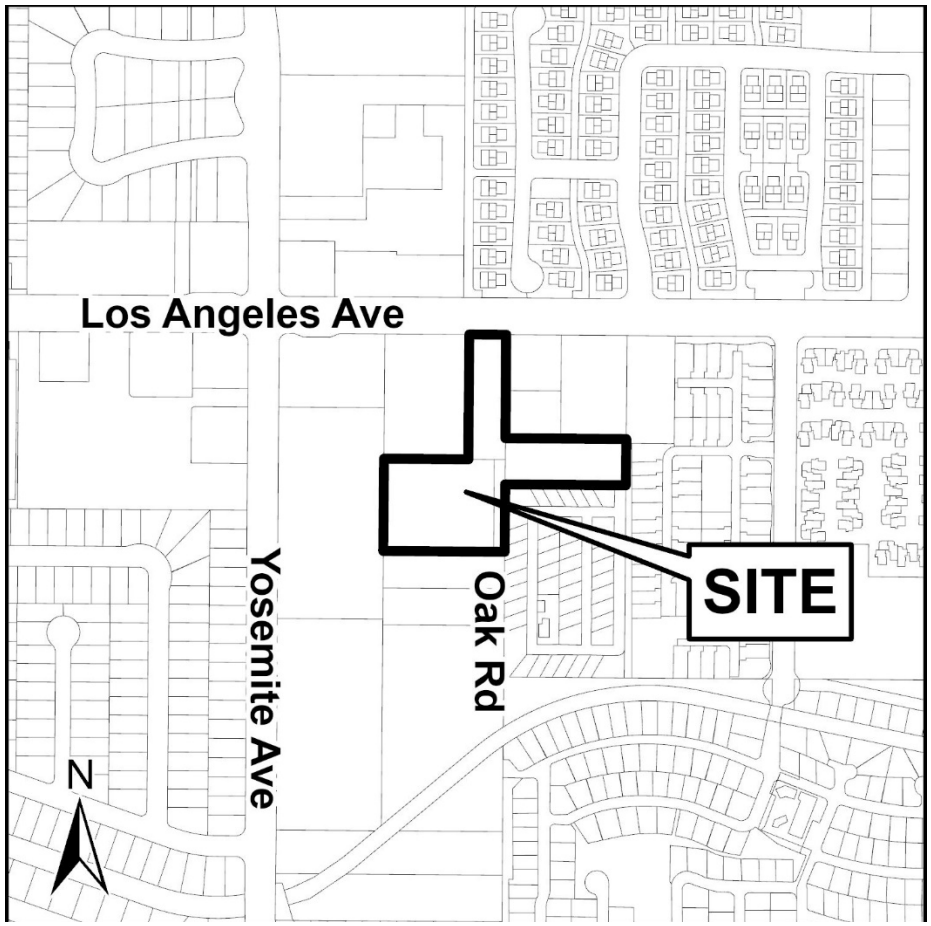
12. A site inspection was performed on:

    Date: June 26, 2024 By: Gregory Martin, Senior Planner

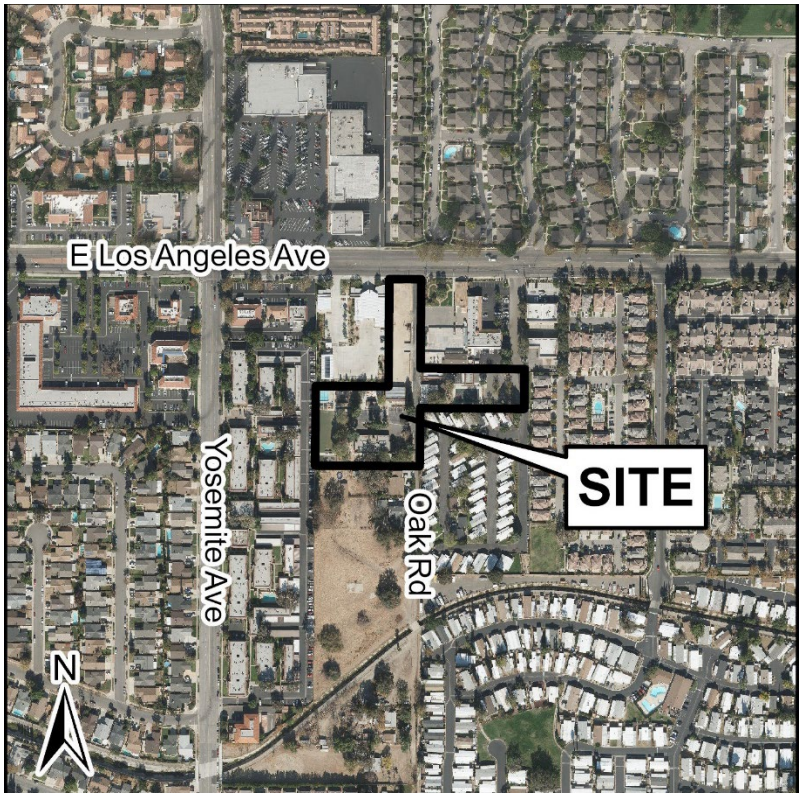
13. Are any of the following studies required? ("Yes" or "No" response required)

Yes	Traffic Study
Yes	Noise Study
Yes	Geotechnical Study
Yes	Hydrology Study
Yes	Tree Study and Appraisal (pursuant to SVMC § 9-38 et seq.)
No	Biological Study
No	Rare, Threatened and Endangered Species Survey
No	Wetlands Delineation Study
Yes	Archaeological/Cultural Resource Study
Yes	Historical Study
Yes	Air Quality and Greenhouse Gases
No	Other (List): _____

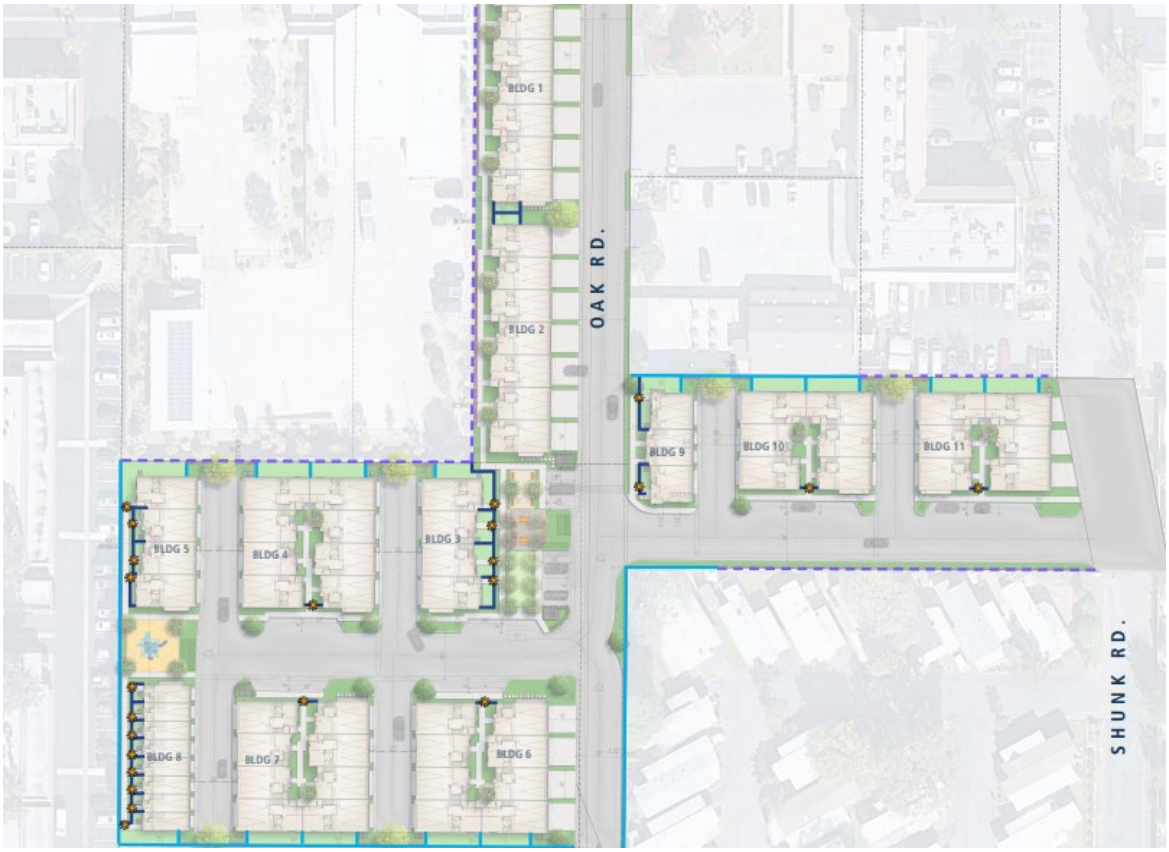
14. Location Map



15. Aerial Photograph



16. Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

This project would potentially affect the environmental factor(s) marked "Yes" below, involving at least one impact that is "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages:

No	Aesthetics	No	Mineral Resources
No	Agriculture and Forestry	Yes	Noise
No	Air Quality	No	Population/Housing
Yes	Biological Resources	No	Public Services
Yes	Cultural Resources	No	Recreation
No	Energy	No	Transportation
Yes	Geology/Soils	Yes	Tribal Cultural Resources
No	Greenhouse Gas Emissions	No	Utilities/Service Systems
No	Hazards & Hazardous Materials	No	Wildfire
Yes	Hydrology/Water Quality	No	Mandatory Findings of Significance
No	Land Use/Planning		

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

7/29/2024
Date

Elizabeth Richardson, Senior Planner

Issues and Supporting Sources:

I. AESTHETICS.

Except as provided in Public Resources Code § 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?

☐ ☐ ☐ ☒

The project site is currently zoned Commercial Planned Development and Residential Medium, with a General Plan designation of General Commercial, Residential Medium Density. The project is proposed on a 3.61-acre portion of an already developed lot, which is relatively flat. The proposed three-story multi-family residential development would have a maximum building height of 40 feet. The proposed project would be consistent with the existing surrounding development, and the development standards as defined in Simi Valley Municipal Code (SVMC) § 9-30.060. In addition, the project site is surrounded by properties zoned residential high and commercial planned development, and the area was previously graded. Therefore, the project would not include substantially taller buildings than the surrounding development and would not have the potential to substantially obscure views of the surrounding area from existing residences or roadways. This impact would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐ ☐ ☐ ☒

There are no rock outcroppings, or scenic resources, in the proposed project area. The site is currently developed with vacant buildings formerly occupied by a preschool and there are no historic buildings on the property. The project site is not in or adjacent to a designated state scenic highway, as identified by the California Department of Transportation (Caltrans) (State Scenic Highway System Map. https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa [As of May 2024]). The nearest eligible state scenic highway is State Route 118, which runs parallel to the project site. Route 118 is approximately 0.7 miles to the north of the project site. The project site is not visible from Route 118, due to intervening topography and development. Therefore, there is no potential for a significant impact to the environment from an impact on trees, rock outcroppings, historic buildings, or a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

☐ ☐ ☒ ☐

The project site is within an urbanized area and is subject to the City's Design Guidelines and tree protection ordinance. According to the Tree Report, 44 Mature Non-Native Trees would be removed to construct the project; however, new trees must be planted with the project landscaping. The project would comply with the City's Design Guidelines, and the site's landscaping will need to meet the City's Landscape

Design Guidelines as adopted by the SVMC. The project would be similar in visual character, height, and architectural style as surrounding developments. In addition, the project would be required to comply with all applicable development standards within the SVMC before approval. Standards include those pertaining to building scale, height, signs, parking, and architecture found in SVMC Title 9. Therefore, with adherence to these standards, the project would not conflict with applicable zoning and other regulations governing scenic quality in the area and impacts would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

The project would create a new source of light from fixtures on the new buildings, along the private driveways; however, lighting on the property is required to adhere to SVMC § 9-30.040 Exterior Light and Glare, which states that "there shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets." Light fixtures will be no more than 14 feet in height, and must possess sharp cut-off qualities, at the property line. The applicant is required to submit an exterior lighting (photometric) plan to the Environmental Services Director or designee pursuant to SVMC § 9-30.040. This plan must consist of a point-by-point foot-candle layout extending a minimum of 20 feet outside the property lines. The plan must achieve the goals established in this subsection to eliminate illumination or glare from the project onto adjacent properties or streets. Therefore, there would be no potential for a significant impact to the environment from a new source of substantial light or glare.

II. AGRICULTURE AND FORESTRY RESOURCES: Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

b) Conflict with existing zoning for agricultural use or a Williamson Act contract? ☐ ☐ ☐ ☒

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))? ☐ ☐ ☐ ☒

d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

(a-e) The project site is in an urbanized area of the City. According to the California Department of Conservation (DOC), the project site and surrounding area is designated as Urban and Built-Up Land and is therefore not subject to a Williamson Act contract. The nearest land under Williamson Act contract is approximately 4 miles north of the project site (California Department of Conservation, *California Williamson Act Enrollment Finder*, https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ [accessed May 2024]). The proposed site and surrounding area are not used nor zoned for agricultural, forest, or timberland use. Construction of the project would occur within, and adjacent to, a fully urbanized area and would not result in the conversion of farmland, forest land, or timberland uses to non-agricultural or non-forest users. Therefore, the project would not conflict with agricultural, forest land, or timberland zoning and no impacts would occur.

III. AIR QUALITY: Would the project:

The significance criteria, established by the City or the Ventura County Air Pollution Control District, may be relied upon to make the following determinations. An Air Quality, Greenhouse Gas, and Energy Impact Study was prepared for the project by MD Acoustics, LLC in March 2024. The analysis in this section is based on the Air Quality, Greenhouse Gas, and Energy Impact Study, which is included as Appendix A.

a) Conflict with or obstruct implementation of the Ventura County Air Quality Management Plan? ☐ ☐ ☒ ☐

The project site is in the South Central Coast Air Basin (SCCAB) and subject to the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD). The *Ventura County Air Quality Assessment Guidelines* published by the VCAPCD provides a framework for preparing air quality evaluations for environmental documents required by CEQA (Ventura County Air Pollution Control District, *Ventura County Air Quality Assessment Guidelines* [October 2003]. http://www.vcapcd.org/pubs/Planning/VCAQGuidelines.pdf [As of May 2024]). According to these guidelines, a project is consistent with the Ventura County Air Quality Management Plan (VCAQMP) if the actual population growth resulting from the project does not exceed the VCAQMP forecasted population growth (Ventura County Air Pollution Control District, *Ventura County Air Quality Assessment Guidelines* [October 2003]. http://www.vcapcd.org/pubs/Planning/VCAQGuidelines.pdf [As of May 2024]). Based on United States Census Bureau data, the City has an average household size of 2.98 persons per household. Using this household size, the project, which would include 70 housing units, would result in a population increase of 209 people. The VCAQMP considers regional population forecasts developed by the Southern California Association of Governments (SCAG). SCAG's most recent population forecast was adopted in April 2024 as part of the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2024 SCAG growth forecast projects a population in Ventura

County of 852,000 people for 2050 (Southern California Association of Governments, *Connect SoCal 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy*, https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1714175547 [As of May 2024]). According to the Department of Finance (DOF), the current population of Ventura County is 823,863 (California Department of Finance, *January Population and Housing Estimates: E-1 Cities, Counties, and the State Population and Housing Estimates with Annual Percent Change*, https://dof.ca.gov/forecasting/demographics/estimates/ [As of May 2024]). The additional 209 residents that could be accommodated by the project would increase the population of Ventura County to 824,072, which would not exceed the City's Regional Growth Forecast 2050 of 852,000 people. Therefore, the project would be consistent with the population projections included within the VCAQMP. Furthermore, the development of the site would be required to comply with all VCAPCD rules and regulations for construction and operation. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan. This impact would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☐ ☒ ☐

As the local air quality management agency, the VCAPCD is required to monitor air pollutant levels to ensure National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) for criteria pollutants are met. If these standards are met for a specific pollutant, the SCCAB is classified as being in "attainment." If these standards are not met for a specific pollutant, the SCCAB is classified as being in "nonattainment" and VCAPCD is required to develop strategies to meet the standards which are currently exceeded. According to VCAPCD, the County has been designated by the United States Environmental Protection Agency (EPA) as a nonattainment area for ozone. Currently, the Air Basin is in attainment with the ambient air quality standards for CO, SO2, NO2, and PM2.5. For Federal Area Designations the Air Basin is in attainment with the ambient air quality standards for PM2.5, CO, NO, and SO2 (California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality*, https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf [As of June 2024]).

As detailed in the VCAPCD Guidelines, the VCAPCD has not established quantitative thresholds for particulate matter (PM10 and PM2.5), and the 25 pounds per day threshold for ROG and NOx do not apply to construction emissions because the emissions are temporary. However, the VCAPCD indicates that a project that may generate fugitive dust emissions in such quantities that would cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or which may endanger the comfort, repose, health, or safety of any such person, or which may cause or have a natural tendency to cause injury or damage to business or property, would have a significant air quality impact. To reduce air quality impacts from construction activities, the VCAPCD requires that all projects minimize construction emissions through adherence to the VCAPCD Rule 55's fugitive dust control measures and minimize ROG through adherence to the VCAPCD Rule 74.2 architectural coating VOC content limits. Compliance with VCAPCD

Rules 55 and 74.2 would ensure that construction emission would not be generated in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or to endanger the comfort, repose, health or safety of any such person or the public.

Long-term air quality impacts occur during project operation and include emissions from equipment or processes used in the project. These emissions must be summed to determine the significance of the project's long-term impact on air quality. Based on the criteria suggested by the VCAPCD, the following CEQA significance thresholds for operational emissions are established for the Simi Valley Basin:

- 25 pounds per day (lbs/day) of ROG
- 25 lbs/day of NOx

Projects in the Basin with operational-related emissions that exceed any of the emission thresholds are significant under VCAPCD guidelines. Additionally, the City has established a threshold of 13.7 tons per year for both ROG and NOx emissions (County of Ventura Resource Management Agency, 2020).

The California Emissions Estimator Model (CalEEMod), version 2022.1.1.21 was used to estimate the project's air pollution emissions. CalEEMod uses project-specific information, including the project's land uses, square footages for land uses, construction equipment parameters, and location, to model the project's construction and operational emissions.

Construction emissions modeled include emissions generated by construction equipment that would be used on the project site and emissions generated by vehicle trips associated with construction, such as worker and vendor trips. Operational emissions include mobile source emissions (i.e., vehicle emissions), energy emissions, area source emissions, and stationary sources emissions (i.e., generator). Mobile source emissions are generated by vehicle trips to and from the project site. The number of vehicle trips to and from the project site was derived from the *Traffic Impact Analysis* prepared for the project by TJW Engineers, INC. in September 2022 (Appendix B). Emissions attributed to energy use include natural gas consumption by appliances as well as for space and water heating. Area source emissions are generated by landscape maintenance equipment, consumer products, and architectural coatings.

Construction Emissions

Project construction would generate temporary air pollutant emissions primarily associated with fugitive dust (PM_{10}) and exhaust emissions from heavy construction equipment and construction vehicles. Since the VCAPCD has not established quantitative thresholds for particulate matter (PM10 and PM2.5) and the 25 pounds per day threshold for ROG and NOx do not apply to construction emission, in order to reduce air quality impacts from construction activities, the VCAPCD requires that all projects minimize construction emissions through adherence to the VCAPCD Rule 55 fugitive dust control measures and minimize ROG through adherence to the VCAPCD Rule 74.2 architectural

coating ROG content limits. Compliance with VCAPCD Rules 55 and 74.2 would ensure that construction emission would not be generated in such quantities as to cause injury, detriment, nuisance, or annoyance to a considerable number of persons, or that would endanger the comfort, repose, health or safety of any such person or the public. Therefore, a less than significant air quality impact would occur from construction of the proposed project. This impact would be less than significant.

Operational Emissions

Operational emissions would include emissions associated with mobile sources (vehicle trips); energy sources (natural gas use); and area sources (landscape maintenance equipment, consumer products, and architectural coating) associated with on-site operational activities. Table 1 summarizes the operational emissions that would result from the project and compares the emissions with VCAPCD significance thresholds and City thresholds for evaluating operational impacts to air pollution. As shown therein, the project would not exceed VCAPCD or City operational significance thresholds for criteria air pollutants. Therefore, operation of the project would not result in a cumulatively considerable net increase of a criteria pollutant. This impact would be less than significant.

Table 1 Operational Emissions

	Maximum Emissions					
Source (pounds per day)[1]	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area Source	3.1	<0.1	6.2	0	<0.1	0
Energy	<0.1	0.2	0.1	0	<0.1	<0.1
Mobile	2.1	1.9	15.3	<0.1	3.3	0.9
Totals (Rounded)	**5.2**	**2.2**	**21.6**	**<0.1**	**3.3**	**1.0**
VCAPCD Threshold	*25*	*25*	*N/A*	*N/A*	*N/A*	*N/A*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Source (Tons per Year)						
Area Sources	*0.5*	<0.1	*0.6*	*0*	*0*	*0*
Energy Usage	*0*	<0.1	<0.1	*0*	*0*	*0*
Mobile Sources	*0.4*	*0.3*	*2.7*	<0.1	*0.6*	*0.2*
Total Emissions	***0.9***	***0.4***	***3.3***	**<0.1**	***0.6***	***0.2***
City of Simi Valley Threshold	*13.7*	*13.7*	*N/A*	*N/A*	*N/A*	*N/A*
Threshold Exceeded?	**No**	**No**	*N/A*	*N/A*	*N/A*	*N/A*
[1]Totals may not add up due to rounding						

ROG = reactive organic gases; NOX = nitrogen oxides; CO = carbon monoxide; SO2 = sulfur dioxide; PM10 = particulate matter 10 microns or less in diameter; PM2.5 = particulate matter 2.5 microns or less in diameter
See Appendix A for air quality modeling results.

c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Sensitive receptors are land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. As identified by the California Air Resources Board (CARB), sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor would be a location where a sensitive individual could remain for 24 hours or longer, such as residencies, hospitals, and schools. The project site is bordered by residential and commercial uses, including commercial buildings to the north and west along the south side of Los Angeles Avenue and along Yosemite Avenue. To the south is vacant land and more residential uses, and to the east is the Crest Mobile Home Village. The nearest sensitive receptors who may be impacted by emissions of air pollution due to the project are the single-family residential land uses approximately 25 feet southeast of the project.

Project construction-source emissions would not conflict with the VCAPCD's or the City's significance thresholds for criteria pollutants. Project construction-source emissions would not conflict with any state or regional plan. As discussed herein, the project will comply with all applicable VCAPCD construction-source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the CAAQS or NAAQS.

As shown in **Table 1**, operational-sourced emissions would not exceed the VCAPCD's nor the City's significance thresholds; therefore, impacts during project operation would be less than significant. Project-related traffic would not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots"). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project and this impact would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

Project construction source emissions would not conflict with the VCAPCD's or the City's significance thresholds for criteria pollutants. Project construction source emissions would not conflict with any state or regional plan. As discussed herein, the project would comply with all applicable VCAPCD construction source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the CAAQS or NAAQS. Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction source odor emissions would be temporary, short term, and

intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction source odor impacts would therefore be less than significant. The project does not propose any uses or activities that would result in potentially significant operational source odor impacts. Potential operational source odor impacts would therefore be less than significant.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, 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?

☐ ☒ ☐ ☐

The project site is in a developed area, is occupied by an unoccupied former preschool and vacant land, and is adjacent to existing residential development. Rincon Consultants, Inc. (Rincon) conducted a review of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) for recorded occurrences of special status plant and wildlife taxa occurring in the region. The CNDDB search included records from nine United States Geological Survey (USGS) 7.5-minute topographic quadrangles containing or surrounding the site: *Simi, Santa Susana, Oat Mountain, Piru, Val Verde, Newhall, Thousand Oaks, Calabasas, and Canoga Park* (California Department of Fish and Wildlife, *California Natural Diversity Database*, https://wildlife.ca.gov/Data/CNDDB [As of May 2024]). The CNDDB is based on reported occurrences of special status taxa and does not constitute a comprehensive inventory of biological resources for any given area. Other database search results included the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (California Native Plant Society, *CNPS Inventory of Rare Plants*, https://www.cnps.org/rare-plants/cnps-inventory-of-rare-plants [As of May 2024]).

Based on the results of these queries, there are 47 special-status plant species and 50 special-status animal species that have been documented within the nine-quadrangle search area (*California Department of Fish and Wildlife, California Natural Diversity Database, https://wildlife.ca.gov/Data/CNDDB [As of May 2024]*; California Native Plant Society, *CNPS Inventory of Rare Plants*, https://www.cnps.org/rare-plants/cnps-inventory-of-rare-plants [As of May 2024]; Appendix C). However, due to the developed nature of the project site and surrounding area and lack of native, riparian, or other suitable habitat, special-status species are not expected to occur on-site. Existing trees within the project site could contain bird nests and birds that are protected under the Migratory Bird Treaty Act (MBTA) and Fish and Game Code (FGC). Protected birds include all common songbirds, waterfowl, shorebirds, hawks, owls, eagles, ravens, crows, native doves and pigeons, swifts, martins, swallows, and others, including their body parts (feathers, plumes etc.), nests, and eggs.

Project construction would involve tree removal which could result in direct impacts to nesting birds. Furthermore, disturbance from project demolition and construction activities, such as noise, may affect protected nesting birds in existing trees near the site. Therefore, impacts to nesting birds would be potentially significant, and mitigation is required.

Mitigation Measure

BIO-1: To avoid disturbance of nesting and special status birds, including raptor species protected by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code (FGC), project activities including, without limitation, vegetation removal, ground disturbance, construction, and demolition must occur outside of the bird breeding season (February 1 through August 30). If construction must begin during the breeding season, then a biologist familiar with the identification of avian species known to occur in Southern California and retained by the permittee, must conduct a preconstruction nesting bird survey not more than 14 days before the initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey must be conducted on foot inside the project site boundary, including a 300-foot buffer (500-foot for raptors), and in inaccessible areas (e.g. private lands) from afar using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, and in consultation with the Public Works Director, or designee) must be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the Applicant must consult with the California Department of Fish and Wildlife (CDFW). All construction personnel must be notified of the existence of the buffer zone and instructed to avoid entering the buffer zone during the nesting season. No ground disturbing activities may occur within this buffer until the permittee's biologist has confirmed that breeding/nesting is complete, and the young have fledged the nest.

Significance After Mitigation

Implementation of Mitigation Measure BIO-1 would avoid significant impacts to nesting birds. Furthermore, the site would include trees as part of the project's landscaping and would continue to provide nesting sites in an urban residential neighborhood, consistent with existing conditions. Therefore, impacts would be less than significant with mitigation incorporated.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐ ☒

(b-c) The project site is developed with an existing preschool and vacant land and surrounded by residential development. There is no riparian habitat on the project site. According to the United States Fish and Wildlife Service (USFWS), the project site does not include designated critical habitat for threatened or endangered species (United States Fish and Wildlife Service, *Critical Habitat for Threatened and Endangered Species*, https://fws.maps.arcgis.com/apps/mapviewer/index.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77, [As of May 2024]). According to the USFWS's National Wetlands Inventory, the project site does not contain wetlands (USFWS 2024b). The closest designated wetland is a freshwater emergent wetland approximately 0.1-mile south of the project site. The project would not involve or require the direct removal, filling, hydrological interruption, or other adverse effects to the freshwater emergent wetland. Accordingly, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community or wetlands, and no impact would occur.

d) 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? ☐ ☐ ☐ ☒

The project site is developed with a former preschool and vacant land and surrounded by residential and commercial development which does not provide for regional or local migration for wildlife. Based on a review of CDFW's Biogeographic Information and Observation System map, the project site is not designated as an essential habitat connectivity area (CDFW 2024b). Accordingly, the project site does not contain any natural communities or habitat that would be expected to support native wildlife nurseries or the movement of species, and the project would not 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. No impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ☐ ☐ ☒ ☐

Project construction would involve the removal of trees from the project site. According to the tree report prepared for the project, the project site contains 55 Mature Non-Native Trees, 44 of which will be removed for site improvements (Appendix C). The project site contains 11 Mature Native and Non-Native Trees that would be preserved. The trees to be removed consist of 14 Canary Island Pine (*Pinus canariensis*), 2 Sweet Gum (*Liquidambar styaciflua*), 1 Sugar Maple (*Acer saccarum),* 5 Evergreen Elm (*Ulmus parvifolia sempervirens*), 3 Camphora Tree (*Cinnamomum camphora*), 1 Avocado (*Persoea americana*), 1 Bottle Tree (*Brachychiton populneus*), 1 Arizona Cypress (*Cupressus arizonica*), 1 Aleppo Pine (*Pinus halepensis*), 7 Coast Redwood (*Sequoia sempervirens*), 1 Wax-Leaf Privet (*Ligustrum texanum*), 1 Mulberry Tree (*Morus alba*), 3

Shamel Ash (*Fraxinus uhdei*), 1 European Beech (*Fagus sylvatica*), 1 Evergreen Ash (*Ulmus parvifoia*), and 1 California Sycamore (*Platanus racemosa*). The removal of trees would be subject to the requirements of SVMC Chapter 9-38 Tree Preservation, Cutting, and Removal. The project would involve preserving 11 Mature Native and Non-Native Trees and planting a total of 30 new trees, which would be consistent with the General Plan Goal 2, "Plant and wildlife habitat are preserved and enhanced and wildlife movement corridors are protected," and General Plan Policy NR-2.1, "Encourage the preservation of trees and native vegetation in development projects. Require that new development utilize creative land planning techniques to preserve any existing healthy, protected trees to the greatest extent possible." (City of Simi Valley, *City of Simi Valley General Plan*, https://www.simivalley.org/departments/environmental-services/planning-division/documents-applications-and-development-activity/general-plan [As of June 2024]). Landscaping would include a mix of accent trees, hedge shrub with low ground cover, and vine planting. The project would not include components that would conflict with or hinder implementation of SVMC Chapter 9-38. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. This impact would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☐ ☒

The project site is not in an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (CDFW 2024c). Therefore, the project would not conflict with these plans, and no impact would occur.

V. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines § 15064.5? ☐ ☐ ☒ ☐

A Cultural Resources Study for the 1845 Oak Road Project was prepared by Brian F. Smith and Associates, Inc. on September 13, 2022. The Study identified one historic-period cultural resource – Phoenix Hall - within the project site. BFSA Environmental Services completed a historic resources evaluation of the 5928 East Los Angeles Avenue building in 2022 and concluded that the building cannot be considered historically or architecturally important, as defined by CEQA and City criteria (Appendix D). Since the building cannot be considered architecturally or historically significant, no impact to historical resources would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines § 15064.5? ☐ ☐ ☒ ☐

The Cultural Resources Study identified one historic period structure within the project site. However, the Historic Structure Assessment recommended the resource as ineligible

for the California Register of Historical Resources because the building only retains integrity of location, is not a distinctive example of the Neo-Mansard style and is not associated with any important persons or events.

Based on the proximity of the project to the Arroyo Simi, a natural water source, coupled with the poor ground visibility during the survey, there remains some potential for buried archaeological resources to be present within the project. Thus, it is recommended that future ground-disturbing activities associated with the development of the property be monitored by an archaeologist. Therefore, impacts are considered potentially significant and mitigation is required. Implementation of Mitigation Measure CR-1 would be required in the unlikely event archaeological resources are encountered during ground-disturbing activities to reduce impacts to archaeological resources to a less-than-significant level.

Mitigation Measure

CR-1 Archeological Monitoring

Archaeological monitoring of all initial project-related ground disturbing activities by an approved archaeologist retained by the permittee must be performed under the guidance and direction of a Project Archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service, *Secretary of the Interior's Historic Preservations Professional Qualification Standards*, https://www.dca.ga.gov/sites/default/files/pqstandards.pdf [As of June 2024]). The Project Archaeologist may halt and redirect work if any archaeological resources are identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find evaluated for listing in the California Register of Historical Resources. Construction monitoring may be reduced or halted at the discretion of the Project Archaeologist, as warranted by conditions that include, without limitation, encountering bedrock, non-native sediments (infill), or negative findings. If archaeological spot-checking is recommended by the Project Archaeologist, it must only occur in areas of new construction, where ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).

Significance After Mitigation

Implementation of Mitigation Measure CR-1 would require implementation of archaeological monitoring for and evaluation of any unanticipated discoveries of cultural resources, which would reduce potential impacts to archeological resources to a less-than-significant level.

c) Disturb any human remains, including those interred outside of formal cemeteries?

☐ ☐ ☒ ☐

No known human remains are present at the project site. In the event of an unanticipated discovery of human remains during construction, Health and Safety Code § 7050.5 requires that all construction activities halt in the vicinity of the discovery and the County Coroner be contacted immediately. The County Coroner would determine origin and

disposition of the human remains pursuant to Public Resources Code § 5097.98. If the human remains are determined to be prehistoric, the coroner would notify the Native American Heritage Commission (NAHC), which would determine and notify a most likely descendant (MLD). The MLD would complete an inspection of the site within 48 hours of being granted access to the site. The MLD would be responsible for the ultimate disposition of the remains, as required by Public Resources Code § 5097.98. Recommendations by the MLD may include: (1) the nondestructive removal and analysis of human remains and items associated with Native American human remains; (2) preservation of Native American human remains and associated items in place; (3) relinquishment of Native American human remains and associated items to the descendants for treatment; or (4) other culturally appropriate treatment. With compliance with existing regulations prescribed in the Health and Safety Code § 7050.5 and Public Resources Code § 5097.8, impacts to human remains would be less than significant.

VI. ENERGY: Would the project:

a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☐ ☒

Construction Impacts

During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction workers travel to and from the project site, and vehicles used to deliver materials to the site. Energy use during construction would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with Cal. Code Regs., tit. 15, § 2449; Cal. Code Regs. tit. 13, § 2485, which prohibits off-road diesel vehicles and diesel-fueled commercial motor vehicles, respectively, from idling for more than five minutes and would minimize unnecessary fuel consumption. Construction equipment would be subject to the United States Environmental Protection Agency (USEPA) Construction Equipment Fuel Efficiency Standard, and trucks would be subject to the CARB Advanced Clean Trucks regulation, both of which would also minimize inefficient, wasteful, or unnecessary fuel consumption (USEPA 2004). These regulations would result in the efficient use of energy necessary to construct the project. Therefore, project construction would not result in potentially significant effects due to the wasteful, inefficient, or unnecessary consumption of energy, and no impact would occur.

Operational Impacts

Operation of the project would require energy use in the form of electricity, natural gas, and gasoline fuel consumption. Natural gas and electricity would be used for heating and cooling systems, lighting, appliances, water use, off-road equipment operation, and overall operation of the project. Gasoline consumption would be attributed to vehicular travel from residents and employees traveling to and from the project site. The project would comply with standards set forth in the California Building Standards Code (CBSC) (codified at Cal. Code Regs., tit. 24 and known as “Title 24”), which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation.

The California Green Building Standards Code (CALGreen) requires implementation of energy-efficient light fixtures and building materials into the design of new construction projects. The Building Energy Efficiency Standards requires newly constructed buildings to meet energy performance standards set by the California Energy Commission (CEC). These standards are specifically crafted for new buildings to achieve energy efficient performance. The standards are updated every three years, and each iteration increases energy efficiency standards. The City also requires new construction to comply with the SVMC.

The City has adopted a Climate Action Plan (CAP) that identifies energy reduction measures, including a requirement that new development exceed CBSC Energy Standards by 20%, as well as water use reduction measures to reduce water demand by 20%. The City's requirements increases energy efficiency requirements for residential and nonresidential structures beyond CBSC, set at 10% to 15% respectively for new construction and substantial remodels (City of Simi Valley 2020). SVMC Chapter 9-39 promotes trip reduction and alternative transportation methods (e.g. carpools, vanpools, public transit, bicycles, walking, park-and-ride lots, improvement in the balance between jobs and housing), flexible work hours, telecommuting, and parking management programs to address traffic increases from new development. The City's Water Conservation Program regulations will reduce water consumption within the City through conservation, effective water supply planning, prevention of waste, and will maximize the efficient use of water within the City. The Water Conservation regulations are intended to reduce water use in the City to at least 15% below the 2009 baseline.

In addition to these requirements, the use of nonrenewable energy resources would be further reduced as the percentage of electricity generated by renewable resources provided by SCE continues to increase to comply with state requirements through Senate Bill 100 (The 100 Percent Clean Energy Act of 2018, Pub. Util. Code, §§ 399.11, 399.15, 399.30, and 454.53), which requires electricity providers to increase procurement from eligible renewable energy resources to 60 percent by 2030 and 100 percent by 2045. These regulations would result in the efficient use of energy necessary to construct the project. With adherence to existing regulatory requirements, project operation would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy. No impact would occur.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☐ ☒

The project would involve the consumption of electricity and natural gas. However, new structures would be required to comply with the CBSC's Green Buildings Standards (Cal. Code Regs., tit. 24, Parts 4, 6 and 11) which address efficiency of buildings, appliances, insulation and roofing, lighting, and water and space heating and cooling equipment. Accordingly, the project would not conflict with state regulations designed to promote energy efficiency. By implementing applicable state regulations designed to achieve energy efficiency, the project would be consistent with the City General Plan Goal NR-7 to ensure reliable, affordable, and environmentally sensitive energy resources are available for residents and businesses. (City of Simi Valley 2012). Therefore, the project

would not conflict with or obstruct state or local plans for renewable energy or energy efficiency. No impact would occur.

VII. GEOLOGY AND SOILS: Would the project:

a) Directly or indirectly cause 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. ☐ ☐ ☐ ☒

The project site is neither partially nor fully intersected by an earthquake fault designated on the Alquist-Priolo Zoning Map (California Department of Conservation, *California Geological Survey: Earthquake Zones of Required Investigation*, https://maps.conservation.ca.gov/cgs/EQZApp/app/ [As of June 2024]). The nearest known active faults are the Simi-Santa Rosa fault approximately 2.6 miles north of the project site, and the Northridge Hill fault approximately 5.2 miles east of the project site (United States Geological Survey 2024). In addition, the project would be built in compliance with the CBSC. Unlike damage from ground shaking, which can occur at great distances from the fault, impacts from fault rupture are limited to the immediate area of the fault zone where the fault breaks along the grounds surface. Therefore, the project would not cause the risk of loss, injury, or death involving fault rupture. No impact would occur

ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

The project site is near faults such as the Simi-Santa Rosa fault which could trigger seismic ground shaking at the project site. The project design would be required to meet the seismic design criteria of the CBSC, which requires that all improvements be constructed to withstand anticipated ground shaking from regional fault sources. The CBSC requires that a licensed geotechnical engineer be retained to design the project components to withstand probable seismically induced ground shaking and consolidate recommendations into a site-specific geotechnical report. The CBSC requires that a final geotechnical investigation be performed after project design plans are finalized and before construction, and that a final geotechnical report be completed to provide engineering and design requirements. A project specific geotechnical report was prepared by Alta California Geotechnical Inc. (Alta) on May 25, 2022 and revised December 8, 2022 (Appendix E). All construction would adhere to the specifications, procedures, and site conditions contained in the final design plans, which would comply with the seismic recommendations of a California registered, professional geotechnical engineer contained in the geotechnical report in accordance with the CBSC. The final structural design would be subject to approval and follow-up inspection by the Public Works Director. Implementation of the applicable CBSC requirements and local agency enforcement would ensure that the project would not directly or

indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. This impact would be less than significant.

iii) Seismic-related ground failure, including liquefaction? ☐ ☐ ☒ ☐

The Ventura County Multi-Jurisdictional Hazard Mitigation Plan identifies the project site as being within a liquefaction zone (County of Ventura, *Ventura County Multi-Jurisdictional Hazard Mitigation Plan*, https://www.simivalley.org/home/showpublisheddocument/26180/638079167705630000 [As of June 2024]). A project specific geotechnical report was prepared by Alta on May 25, 2022 and revised December 8, 2022 (Appendix E). The report found there is a potential for liquefaction to occur at the site during seismic shaking. Alta recommends removal/recompaction and foundation/slabs, which would reduce the liquefaction potential onsite to an acceptable level of risk as defined by the State. Although the project site may be subject to liquefaction, risks associated with liquefaction would be minimized with implementation of CBSC requirements, including incorporation of recommendations from the site-specific geotechnical report into project design. The SVMC requires permittee to provide a final soils report with the improvement plans to address structural design parameters at the time of application by a geotechnical engineer or engineering geologist registered in California (SVMC § 9-64.100). With compliance with the CBSC and SVMC requirements, the project would not directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving liquefaction. This impact would be less than significant.

iv) Landslides? ☐ ☐ ☐ ☒

The project site is flat and is surrounded by flat land devoid of substantial elevation change. The project would not create substantial elevation changes with surrounding parcels or otherwise result in risk of landslides. Therefore, no impact related to landslides would occur

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

Construction of the project would require grading and other ground-disturbing activities which could increase the potential for erosion. As the overall footprint of construction activities would exceed one acre, the project would be required to comply with the requirements of the *Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer (MS4) Discharges within the Coastal Watershed of Los Angeles and Ventura Counties* (MS4 Permit; Order No. R4-2021-0105); and the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities*, Order No. 2022-0057-DWQ, NPDES No. CAS000002 (Construction Stormwater General Permit), adopted by the State Water Resources Control Board (SWRCB). The

requirements of the Construction Stormwater General Permit were developed to ensure that stormwater is managed and erosion is controlled on construction sites. The Construction Stormwater General Permit requires preparation and implementation of a stormwater pollution prevention plan (SWPPP), which requires implementation of best management practices (BMP) to control stormwater run-on and runoff from construction work sites. BMPs may include, but would not be limited to, physical barriers to reduce erosion and sedimentation, construction of sedimentation basins, limitations on work periods during storm events, use of infiltration swales, protection of stockpiled materials, and a variety of other measures to be identified by a qualified SWPPP developer that would substantially reduce erosion from occurring during construction. With adherence to the Construction Stormwater General Permit, project construction would not result in substantial erosion. During operation, the project would not include ongoing activities that would have the potential to result in substantial erosion. Overall, the project would not result in substantial soil erosion or the loss of topsoil. This impact would be less than significant.

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? ☐ ☐ ☒ ☐

Lateral spreading is the horizontal movement or spreading of soil toward an open face. Lateral spreading may occur when soils liquefy during an earthquake event, and the liquefied soils with overlying soils move laterally to unconfined spaces. Due to the lack of nearby “free face” conditions, the potential for lateral spreading is very low. Therefore, lateral spreading impacts would be less than significant.

Subsidence is the sudden sinking or gradual downward settling of the earth’s surface with little or no horizontal movement. Subsidence is caused by a variety of activities that include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Collapse Potential refers to the potential settlement of a soil under existing stresses upon being wetted. As discussed under Impact *VII.a.i* through *VII.a.iv*, the proposed project is in a seismically active area. The project site is within a liquefaction zone. The project would be required to comply with CBSC requirements. In addition, remedial grading measures must be incorporated into site development and construction plans. Therefore, this impact would be potentially significant, and Mitigation Measures GEO-1 through GEO-5 are required to reduce potential impacts. Mitigation Measures GEO-1 through GEO-5 would set standard procedures for remedial grading activities, as well as other recommendations, and would reduce the project’s potential to impact geology and soils resources to a less than significant level.

Mitigation Measure

GEO-1 Site Preparation

Vegetation, construction debris, and other deleterious materials unsuitable as structural fill material must be disposed of off-site before commencing grading/construction. Any

septic tanks, seepage pits or wells must be abandoned in accordance with applicable law including regulations promulgated by the County of Ventura Department of Health Services.

GEO-2 Disposal of Existing Concrete

Existing concrete, which occurs onsite as pavement, curb and gutter, and a building foundation must be removed before the placement of engineered fill. The demolished concrete may be incorporated into compacted, engineered fills after it is crushed to a maximum height of six inches. Before placement as engineered fill, any protruding steel rebar must be cut from the concrete pieces and disposed of offsite.

GEO-3 Disposal of Existing Asphaltic Concrete

Existing asphaltic concrete must be removed before the placement of engineered fill. From a geotechnical perspective, this material may be incorporated into compacted, engineered fills after it is crushed to a maximum height of six inches. The crushed asphalt cannot be placed under residential structures and only maybe placed in approved nonresidential areas, such as streets, parking areas or open space.

GEO-4 Site Preparation

The undocumented artificial fill and the upper portions of the young alluvial fan deposits near the surface are compressible and not suitable to support the proposed structures. It is anticipated that, at a minimum, the upper five feet of existing soils will require removal and recompaction, extending a minimum of five feet horizontally outside the structures.

Footings for structures must be underlain by a minimum of two feet of compacted fill. For building pads where unsuitable soil removals do not provide the minimum depth of compacted fill, or where design grades and/or remedial grading activities create cut/fill transitions, the cut and shallow fill portions of the building pads must be over-excavated as determined by the Public Works Director, or designee, during grading and replaced with compacted fill.

The Project Geotechnical Consultant must observe the removal bottom before placing fill. If unsuitable soils, such as undocumented artificial fill, are exposed upon the completion of the removals required above, additional removals may be required as determined by the Public Works Director, or designee.

For fill areas in private streets, in general, a minimum removal and recompaction of the upper two feet is required, however all undocumented artificial fill must be removed and recompacted. For cuts greater than two feet in street areas, removals are not required. For cuts less than two feet, the two foot removal and recompaction is required.

Material removed as part of the unsuitable soil removals can be used as artificial fill, provided it is free of deleterious materials as determined by the Public Works Director, or designee..

GEO-5 Other Requirements

All other requirements including general earthwork recommendations, utility trenches, backcut stability, liquefaction, stormwater infiltration systems, and boundary conditions as listed in the Geotechnical Investigation dated May 5, 2022, which is incorporated by reference, must be followed by the permittee.

Significance After Mitigation

Implementation of Mitigation Measures GEO-1 through GEO-5 would reduce potential impacts to a less than significant level by requiring that, all grading activities are accomplished under the observation and testing of the project geotechnical consultant in accordance with the recommendations contained in the project's Geotechnical Investigation dated May 5, 2022.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property? ☐ ☐ ☒ ☐

Expansive soils are highly compressible, clay-based soils that tend to expand as they absorb water and shrink as water is drawn away. According to the project's geotechnical report, the project site soils are anticipated to have a very low expansion potential. Therefore, impacts related to expansive soil would be less than significant.

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? ☐ ☐ ☐ ☒

The project would connect to the City's sanitary sewer system and would not require the use of septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐

The site is underlain by Holocene alluvial materials and at shallow depths Pleistocene old alluvial fan sediments. Holocene- aged sediments are generally considered too young (i.e., less than 5,000 years old) to preserve paleontological resources. Pleistocene (more than 11,700 years old) alluvial deposits in the Ventura Basin, however, often yield important Ice Age terrestrial vertebrate fossils, such as extinct mammoths, mastodons, giant ground sloths, extinct species of horse, bison, and camel, saber-toothed cats, and others. Pleistocene sediments are accorded a High paleontological resource sensitivity (Appendix F). Therefore, Pleistocene-aged alluvial fan sediments have high paleontological sensitivity.

The "high" paleontological sensitivity rating typically assigned to Pleistocene alluvial fan sediments for yielding paleontological resources supports the requirement that Paleontological monitoring be implemented during mass grading and excavation activities in undisturbed Pleistocene old alluvial fan sediments to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. However, the depth of Pleistocene old alluvium below the Holocene young alluvium

at the project is not precisely known. Part-time monitoring of undisturbed alluvial fan deposits at the project is required starting at a depth of five feet below the surface. Furthermore, construction activities would require excavations, and the possibility remains that unanticipated paleontological resources could be discovered during ground-disturbing activities. Therefore, this impact would be potentially significant, and Mitigation Measure GEO-6 is required to reduce potential impacts. Mitigation Measure GEO-6 would set standard procedures in the event of unanticipated discovery of paleontological resources and would reduce the project's potential to impact paleontological resources to a less than significant level.

Mitigation Measure

GEO-6

If a fossil(s) is found at shallower depths, earth disturbance activities must be halted within a radius of 50 feet from the location of the fossil, and the permittee must consult with a qualified, project-level paleontologist to determine the significance of the fossilized remains. If the fossil is determined significant by the paleontologist, full-time monitoring must be initiated at the project.

A. Before initiation of any grading, drilling, and/or excavation activities, a preconstruction meeting must be held and attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the permittee, and a City representative. The nature of potential paleontological resources must be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials

B. Monitoring of mass grading and excavation activities must be performed by a qualified paleontologist or paleontological monitor. Starting at a depth of five feet, monitoring must be conducted part-time in areas of grading or excavation in undisturbed sediments of alluvial fan deposits. If a fossil is found, the project-level paleontologist may determines that significant, full-time monitoring is warranted.

C. If a fossil(s) is found at a depth shallower than five feet, earth disturbance activities must be halted within a radius of 50 feet from the location of the fossil, and a project-level paleontologist must be consulted to determine the significance of the fossilized remains. If the fossil is deemed significant by the project-level paleontologist, fulltime monitoring must be initiated at the project

D. Paleontological monitors must be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor is empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor must notify the project paleontologist, who will then notify the permittee and Public Works Director, or designee, of the discovery.

E. Fossils must be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes must be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. Discovered fossil sites must be protected by flagging to prevent

them from being overrun by earthmovers (scrapers) before salvage begins. Fossils must collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site contains remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew must excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.

F. Isolated fossils must be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes must be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place.

G. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, multiple five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.

H. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.

I. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archaically approved acrylic hardener (*e.g.,* a solution of acetone and Paraloid B 72).

J. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

K. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage *(e.g.,* the Los Angeles County Museum of Natural History) must be conducted. The paleontological program must include a written repository agreement before the initiation of mitigation activities. Before curation, the Public Works Director, or designee, must be consulted on the repository/museum to receive the fossil material.

L. A final report of findings and significance must be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources *(i.e.,* fossils) that might have been lost or otherwise adversely affected without such a program in place.

Significance After Mitigation

Implementation of Mitigation Measure GEO-6 would reduce potential impacts to a less than significant level by requiring that any unanticipated discoveries of paleontological resources are evaluated and treated according to the applicable standards.

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

(a-b) Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. Climate change is the result of numerous, cumulative sources of greenhouse gas (GHG) emissions contributing to the warming of Earth's surface. GHG emissions occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

The majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a Project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (Cal. Code Regs., tit. 14, §§ 15064, subd.(h)(1)).

According to the CEQA guidelines, permittees can choose from a qualified GHG reduction plan, which allows for project level evaluation of GHG emissions through the comparison of the proposed project's consistency with the GHG reduction policies included in a qualified GHG reduction plan. This approach is considered by the Association of Environmental Professionals (2016) in its white paper, *Beyond 2020 and Newhall*, to be the most defensible approach presently available under CEQA to determine the significance of a project's GHG emissions.

The VCAPCD has prepared the Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County. This report presents a number of options for setting GHG significance thresholds. The City has adopted a numerical significance threshold for assessing impacts related to GHG emissions. The Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County included a threshold of 3,000 MTCO2e/year, for residential developments. For

the purpose of evaluating the GHG impacts associated with the project, a threshold of 3,000 MTCO2e/year was used for plan level analyses. This threshold was used since it was developed based on the goal of Assembly Bill (AB) 32 the California Global Warming Solutions Act of 2006 Health & Saf. Code, § 38500) to reduce statewide GHG emissions to the 1990 levels by 2020. The annual net GHG emissions associated with the operation of the project is 807 MTCO2e/year. This is less than the SCAQMD screening threshold for mixed use projects of 3,000 MTCO2e/year. Therefore, impacts would be less than significant.

Consistency With Applicable Plans and Policies

2022 Scoping Plan. The principal State plans and policies are AB 32, and the subsequent legislation, Senate Bill (SB) 32 (Health & Saf. Code, § 38566). The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. The goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030 and to Net Zero by 2045. Pursuant to these targets, the 2022 Scoping Plan was created to outline goals and measures for the state to achieve the reductions. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The project would be consistent with these goals through project design as required by state renewable energy requirements in the CBSC's Green Building Code and Building Efficiency Energy Standards which, in part, help fulfill 2022 Scoping Plan goals. The project would be provided electricity by Southern California Edison (SCE), which would increase its renewable energy procurement in accordance with Senate Bill 100, which requires electricity providers to increase procurement from eligible renewable energy resources to 60 percent by 2030 and 100 percent by 2045. In addition, trip generation generated by the proposed project are consistent with other similar residential uses of similar scale and configuration (Appendix A) and therefore would not generate substantial GHG emissions associated with mobile trips. Because the project would comply with state regulations designed to reduce GHG emissions, consistent with the 2022 Scoping Plan, the project would not conflict with the 2022 Scoping Plan. This impact would be less than significant.

Southern California Association of Governments 2024-2050 Regional Transportation Plan/ Sustainable Communities Strategies Plan (SCAG 2024-2050 RTP/SCS). SCAG has incorporated a sustainable community strategy into its RTP/SCS, which is designed to help the region achieve its Senate Bill 375 (Pub. Resources Code, § 21155 et seq.; Gov. Code, §§ 14522.1, 14522.2, 65080, 65080.01, 65400, 65583, 65584.01, 65584.02, 65584.04, 65587, and 65588) GHG emissions reduction targets. The SCAG 2024-2050 RTP/SCS demonstrates that the SCAG region would achieve its regional emissions reduction targets for the 2035 target years (Southern California Association of Governments, *Connect SoCal 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy*, https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1714175547 [As of May 2024]). The SCCAG 2024-2050 RTP/SCS achieves these targets through implementation of goals that include reducing vehicle miles traveled; preserving open

space, agricultural land, and sensitive biological resources; and promoting transit use. The project's trip generation would be consistent with other similar residential uses of similar scale and configuration (Appendix A) and, therefore, would not generate substantial VMT. The project would not result in the loss of existing open space or agricultural land. As described in Section IV, *Biological Resources* the project would not result in substantial impacts related to sensitive biological resources. The project would be approximately 400 feet from an existing bus stop and therefore provide transit options to the project site. Therefore, the project would be consistent with the SCAG 2050 RTP/SCS. This impact would be less than significant.

Quantified GHG Emissions

GHG emissions associated with project construction and operation were estimated using CalEEMod, with the assumptions described in Section III, Air Quality. CalEEMod modeling outputs are included in Appendix A. For the purposes of this GHG analysis, it was assumed the project would have a 30-year lifetime. Construction emissions were amortized over the project's estimated 30-year lifetime because construction emissions are confined to a relatively short period of time in relation to the overall life of the project. As shown in Table 2, construction of the project would generate approximately 467 metric tons of carbon dioxide equivalent.[1] This would equate to 59 metric tons of carbon dioxide equivalent amortized over 30 years.

Table 2 Estimated GHG Emissions During Construction

	Emissions (MT of CO_2e)
Total	467
Total Amortized over 30 years	16
MT of CO_2e = metric tons of carbon dioxide equivalent *See Appendix A for CalEEMod outputs.*	

Operation of the project would generate GHG emissions associated with vehicle trips, area sources, energy, water usage and wastewater generation, solid waste generation, and refrigeration. As shown in **Table 3**, total combined annual GHG emissions generated by the project would be approximately 807 metric tons of carbon dioxide equivalent.

Table 3 Combined Annual GHG Emissions

Emission Source	**Annual Emissions (MT of CO_2e)**
Construction	**16**
Operation	791
Mobile	593

[1] Carbon dioxide *equivalent* is a unit of measurement used to standardize the climate effects of various GHGs in terms of the amount of carbon dioxide that would create the same amount of global warming.

Area	2
Energy	156
Water	8
Waste	16
Total Emissions	**807**
MT of CO_2e = metric tons of carbon dioxide equivalent *Note: Numbers may not add up due to rounding.* *See Appendix A for CalEEMod outputs.*	

City of Simi Valley Climate Action Plan.

The proposed project could have the potential to conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases (Impact Criteria VIIIb). The project's GHG impacts are evaluated by assessing the project's consistency with applicable statewide, regional, and local GHG reduction plans and strategies. The City adopted the CAP, which encourages and requires applicable projects to implement energy efficiency measures. In addition, the California Climate Action Team Report provides recommendations for specific emission reduction strategies for reducing GHG emissions and reaching the targets established in AB 32 and Executive Order S-3-05 (2005). On a statewide level, the 2008 Climate Change Scoping Plan provides measures to achieve AB 32 targets. Thus, if the project complies with these plans, policies, regulations, and requirements, the project would result in a less than significant impact because it would be consistent with the overarching state, regional, and local plans for GHG reduction.

The focus of the City's updated CAP includes promoting energy- and water-efficient buildings, smart growth and clean transit, zero waste policies, and increased local energy generation and water resources. Table 4 summarizes applicable reduction strategies from the CAP and evaluates project consistency with each strategy. The project would be consistent with all applicable CAP reduction strategies; therefore, the project would not conflict with the CAP.

Table 4 Project Consistency with City of Simi Valley Climate Action Plan

Policy	Consistency
Measure	
R2-E1: Residential Energy Efficiency Program: Increases the energy efficiency requirements for new development to 20%, a 10% point increase from the minimum requirements of the City measures	**Consistent.** According the Air Quality, Greenhouse Gas, and Energy Impact Study, the total electricity usage from Project construction related activities is estimated to be approximately 49,019 kWh. The project will comply with energy efficiency requirements.

Policy	Consistency
R2-W1: City Diversion Program Implements a Citywide waste diversion goal of diverting 75% of all waste from landfills	**Consistent.** AB 939 (The California Integrated Waste Management Act of 1989;" Assem. Bill No. 939 (1989-1990 Reg. Sess.; codified in part in Pub. Resources Code, §§ 40000 et seq) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. The project will comply with waste diversion requirements.
R2-W2: Construction Diversion Program Implements a Citywide construction waste diversion goal of diverting 85% of all construction and demolition waste from landfills	**Consistent** AB 341 (Assem. Bill No. 341 (2011-2012 Reg. Sess.; Health & Saf. Code, § 38500; Pub. Resources Code, §§ 40004, 41730, 41731, 41734, 41734.5, 41735, 41736, 41780.1, 41800, 41780.02, 42649, 42926, 44004, and 50001) requires at least 75 percent of generated waste be source reduced, recycled, or composted by the year 2020. The project will comply with waste diversion requirements.
R2-T3/M2-T3: Land Use-Based Trip and VMT Reduction Policies: Reduce VMT by increasing population density and creating walkable neighborhoods	**Consistent**. The project site is within a quarter mile of a grocery store, numerous restaurants, and other commercial uses. The project will be walkable and therefore reduce VMT.

Source: Greenhouse Gas Impact Analysis (Appendix A)

Therefore, the project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases, and these impacts would be less than significant.

IX. 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? ☐ ☐ ☒ ☐

(a-b) Project demolition and construction activities would involve the use of potentially hazardous materials such as fuels, oils and lubricants, solvents and cleaners, cements and adhesives, paints and thinners, degreasers, cement and concrete, and asphalt mixtures, which are all commonly used in construction. The transport, use, and storage of hazardous materials during construction of the project would be conducted in accordance with all applicable laws, such as the Hazardous Material Transportation Act; Resource Conservation and Recovery Act; the California Hazardous Materials Management Act; and California Code of Regulations, Title 26. Furthermore, if hazardous materials were to be transported on State highways and routes, Caltrans regulates the safe transportation of hazardous materials on State highways and routes, as described in Title 49 of the Code of Federal Regulations. Structures/foundations built before the 1970s were regularly constructed with asbestos containing materials (ACM). Because the foundations could have potentially been constructed before the federal ban on the manufacture of polychlorinated biphenyls (PCBs), it is possible that the concrete slabs contain PCBs. Demolition of the existing structures could result in health hazard impacts to workers if not remediated before construction activities. However, demolition and construction activities would be required to adhere to California Division of Occupational Safety and Health Administration (CalOSHA) and Department of Toxic Substances Control regulations which are the regulatory agencies that oversee ACM, lead, and PCBs risks, respectively. With adherence to applicable regulatory requirements, project construction would not result in substantial hazards due routine transport, use, or disposal of hazardous materials or risk upset and accident conditions involving the release of hazardous materials. This impact would be less than significant.

Operation of the project would not include land uses associated with the use, transportation, storage, or generation of significant quantities of hazardous materials. Operation of the project may result in an incremental release in the use of common household hazardous materials such as cleaning and degreasing solvents. Use of these materials would create minimal hazard to the public or environment. Furthermore, the City operates and maintains a household hazardous waste facility which would allow residents to safely dispose of household hazardous waste including, but not limited to, paint, household batteries, and electronic waste disposal (City of Simi Valley 2024c). Therefore, project operation would not result in substantial hazards due to routine transport, use, or disposal of hazardous materials or risk upset and accident conditions involving the release of hazardous materials. This impact would be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☒ ☐

As described in Threshold IX(a-b), construction of the project would occur in accordance with applicable federal and state regulations which would minimize the potential for construction to result in the release of hazardous materials. The use of materials associated with construction such as cement and concrete and adhesives would be temporary and cease following completion of construction. The project includes residential uses which are not associated with the ongoing long-term handling of

hazardous materials. Because the project does not involve development of any uses or operations that would result in the emission of hazardous materials, the project would not emit hazardous materials within one-quarter mile of an existing or proposed school. This impact would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

The following databased were reviewed in May 2024 for known hazardous materials contamination at the project site:

- SWRCB's Geotracker database (SWRCB 2024)
- The California Department of Toxic Substances Control's (DTSC) EnviroStor database (California Department of Toxic Substances Control, *EnviorStor*, https://www.envirostor.dtsc.ca.gov/public/ [As of June 2024])

Based on a review of these databases, no hazardous material sites are listed at the project site or surrounding vicinity. Therefore, the project would not be located on a hazardous materials site that would create a significant hazard to the public or the environment. No impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☐ ☒

The closest airport to the project site is the Van Nuys Airport, which is approximately 11.6 miles southeast of the project site. The project site is outside of the noise contours for the Van Nuys Airport (Los Angeles World Airports, *Van Nuys - Quarterly Noise Report*, https://www.lawa.org/lawa-environment/noise-management/van-nuys/vny-quarterly-noise-report [As of June 2024]). Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area due to proximity to an airport. No impact would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

The City's SEMS Multi-Hazard Functional Plan (Emergency Plan) identifies emergency response actions, including evacuation procedures, in the event of a hazard occurring, including a hazardous material incident, earthquakes, flooding, dam failure, and wildfire, (City of Simi Valley, *SEMS Multi-Hazard Functional Plan*. [As of June 2024]). No roads would be permanently closed as a result of the construction or operation of the project. In fact, the project would create a new road/driveway connecting Oak Road to Shunk Road (see Section 16, Site Plan). The project would also not involve the development of structures that could potentially impair

implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Access to the project site would be provided via East Los Angeles Avenue and there would be a secondary entrance off Shunk Road. Implementation of the project would not interfere with existing emergency evacuation plans or emergency response plans in the area. Impacts would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? ☐ ☐ ☐ ☒

The project site is not in or near a Very High Fire Hazard Severity Zone or state responsibility area. The nearest Very High Fire Hazard Severity Zone is approximately 0.4 miles south of the project site (California Department of Forestry and Fire Protection, *Fire Hazard Severity Zones in State Responsibility Area*, https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones [As of June 2024]). The project site is within a developed area surrounded by existing development. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

X. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? ☐ ☒ ☐ ☐

Project demolition and construction activities, including on-site operation of heavy equipment during grading, would temporarily result in the disturbance of surface and subsurface soils which could potentially result in erosion and sedimentation. As described in Environmental Checklist Section VII, Geology and Soils, construction would comply with the Construction Stormwater General Permit, which requires preparation and implementation of a SWPPP and associated BMPs to control stormwater run-on and runoff from construction work sites. In addition, SVMC § 6-12.501 requires BMPs to be implemented during construction activities. BMPs may include, but would not be limited to, physical barriers to reduce erosion and sedimentation, construction of sedimentation basins, limitations on work periods during storm events, use of infiltration swales, protection of stockpiled materials, and a variety of other measures to be identified by a qualified SWPPP developer that would substantially reduce erosion from occurring during construction. With adherence to these regulations, project construction would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, this impact would be less than significant.

During operation, the project would be required to comply with the standards and requirements of SVMC § 6-12.402 which sets forth Post-Construction BMP's. The project would include four sump areas to collect and convey storm water runoff to a proposed private onsite underground detention/ storm drain system. The stormwater

retention basins and underground chambers would be designed to filter stormwater and minimize the amount of pollutants in stormwater runoff at the project site. Each sump area will be equipped with a catch basin that will divert low flows to the proposed Biofiltration vault for water quality treatment. These catch basins and the onsite private storm drain systems are designed to convey the post-developed 100-year storm event. To demonstrate compliance with these requirements, a Stormwater Control Plan would be required for the project. By complying with existing state and local regulations and incorporating design provisions to reduce stormwater pollutants, the project would not violate water quality standards or waste discharge requirements. However, the possibility of pump failure during project operation cannot be ruled out. Therefore, this impact would be potentially significant, and Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2 are required to reduce potential impacts. Mitigation Measure HYDRO-1 would set standard procedures in the event of pump failure and Mitigation Measure HYDRO-2 would ensure that positive drainage away from the proposed structures would be provided and maintained through the life of proposed structures. Implementation of these measures would reduce the proposed project's potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality to a less than significant level.

Mitigation Measure

HYDRO-1

The project relies on pumping to prevent stormwater discharge impacts to the adjacent properties; however, there is still the potential for the pumping equipment to fail to perform during a storm event. To reduce this impact to a less than significant level:

A. Permittee must design the stormwater pumping facilities for emergency operation in the event of a power outage.
B. Permittee must prepare an operations and maintenance manual to ensure inspection, maintenance, repair and replacement as necessary for the life of the project.
C. Permittee must prepare an emergency operations plan for the stormwater pumping facilities for approval by the Director of Public Works, or designee.
D. Permittee must enter into a unilateral recorded Stormwater Facilities Maintenance Agreement, in a form approved by the City Attorney, with the City to include items A and B above, and submit annual inspection and maintenance reports to the Public Works Director, or designee.

HYDRO-2 Site Drainage

Positive drainage away from the proposed structures must be provided and maintained. Roof, pad, and lot drainage must be collected and directed away from the structures toward approved disposal areas through drainage terraces, gutters, down drains, and other devices. Design fine grade elevations must be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains must be installed in order to provide rapid discharge of water, away from structures.

Significance After Mitigation

Implementation of Mitigation Measure HYDRO-1 would reduce potential impacts to a less than significant level by requiring that, in the case of failure, the design of the stormwater pumping facilities are prepared for emergency operation. This impact would be less than significant with mitigation incorporated.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐

The project site overlies the Simi Valley Basin. The project would introduce additional impervious surfaces compared to existing conditions. However, the project includes landscaping which would allow for stormwater to percolate to groundwater at the project site. The project would receive water from the City, which sources water, in part, from the Simi Valley Basin (City of Simi Valley, *2020 Urban Water Management Plan*, https://www.simivalley.org/home/showpublisheddocument/23836/637692800991770000 [As of June 2024]. Within the Simi Valley Basin lies the Gillibrand Subbasin, from which the City, Ventura County Waterworks District No. 8 (VCWWD8) pumps using two wells. A Groundwater Management Plan has been developed and both users in the Subbasin, VCWWD8 and the Gillibrand Company, have agreed to abide by the yield conditions described in the Groundwater Management Plan Gillibrand Basin. The Geohydrologic Evaluation of Maximum Perennial Yield, Tapo Canyon Tributary subarea estimates a sustainable yield of 1,350 acre feet per year (AFY) and establishes a monitoring and re-evaluation process to calibrate and refine the sustainable yield (*Id.*). The City anticipates having sufficient supply to reliably meet projected water demands in the City through 2045 (*Id.*). The project would receive groundwater in accordance with the City's groundwater pumping restrictions which would ensure the project would not substantially decrease groundwater supplies or otherwise impede groundwater management of the Simi Valley Basin. This impact would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on or off-site? ☐ ☒ ☐ ☐

The project site is flat and does not contain any streams. As described in Threshold X(a), project construction would adhere to the requirements of the Construction Stormwater General Permit and SVMC § 6-12.501 which requires implementation of BMPs to reduce erosion during construction. During operation, the project would not include ongoing activities that would have the potential to result in substantial erosion. Operation of the project would be required to adhere to the City's Post-Construction BMP's and implement an operation and maintenance plan to demonstrate compliance

with stormwater management requirements. By complying with existing state and local regulations and incorporating design provisions to reduce stormwater pollutants, the project would not violate water quality standards or waste discharge requirements. However, as discussed in the Geotechnical Report adherence to site drainage recommendations are required (Appendix E). Therefore, this impact would be potentially significant, and Mitigation Measure HYDRO-2 (see impact discussion Xa) are required to reduce potential impacts. These mitigation measures would ensure the reliable operation of stormwater pumping facilities and set standard drainage procedures for the project, thus reducing the project's potential to result in substantial erosion or siltation, on or off-site, to a less than significant level.

Significance After Mitigation

Implementation of Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2 would reduce potential impacts to a less than significant level by ensuring the reliable operation of stormwater pumping facilities and requiring proper site drainage procedures. With adherence to Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2, the proposed project would not result in substantial erosion or siltation on- or off-site and this impact would be less than significant with mitigation incorporated.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site? ☐ ☒ ☐ ☐

As described under Impact Discussion 10.c.i, proposed grading and earthwork activities on the project site would alter the site's existing drainage patterns but would not substantially alter the drainage pattern of the local area. According to the project's Preliminary Drainage Report, the proposed onsite private underground storm drain system and components have been designed to convey the post-developed 100-year storm event to support development of the site. The City requires the sites drainage to be managed so that the peak flow rate after development during a 100-year storm is reduced to the rate from a 10-year storm before development. The proposed development has been designed overall to reduce or match historic drainage conditions include peak flow rates, volume mitigation, and would be required to comply with Mitigation Measure HYDRO-2. To achieve this, an underground detention system and a controlled sump pump would be installed. However, the possibility of pump failure during project operation cannot be ruled out as detailed in Xa and compliance with HYDRO-1 would be required. Therefore, this impact would be potentially significant, and Mitigation Measure HYDRO-1 and HYDRO-2 is required to reduce potential impacts.

Significance After Mitigation

Implementation of Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2 would reduce potential impacts to a less than significant level by requiring that, in the case of failure, the design of the stormwater pumping facilities are prepared for emergency operation and requiring site drainage procedures. Therefore, implementation of the project would not substantially increase the rate or amount of water runoff

discharged from the site in a manner that would result in flooding on- or off-site. Impacts would be less than significant with mitigation incorporated.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ☐ ☒ ☐ ☐

As described in Threshold X(a), project construction would adhere to the requirements of the Construction Stormwater General Permit and SVMC § 6-12.501 which requires implementation of BMPs to reduce stormwater pollutants during construction. Operation of the project would be required to adhere to SVMC § 6-12.402 Post-Construction BMP's. In addition to the stormwater management areas, the project would include landscaped areas which would allow for groundwater percolation. With adherence to these regulatory requirements, and Mitigation Measure HYDRO-1 and HYDRO-2, this impact would be less than significant with mitigation incorporated.

Significance After Mitigation

Implementation of Mitigation Measure HYDRO-1 and HYDRO-2 would reduce potential impacts to a less than significant level by requiring that, in the case of failure, the design of the stormwater pumping facilities are prepared for emergency operation and requiring drainage procedures. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv. Impede or redirect flood flows? ☐ ☒ ☐ ☐

According to the Preliminary Drainage Report (Appendix G), the site will drain to an on-site underground detention system with a mitigated stormwater sump pump system with set discharge rate. Therefore, Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2 are required. The onsite underground detention will comply with both the City and Ventura County Watershed Protection District requirements, and reduce the post development discharge to be equal to or less than the existing condition discharge. All storm water flows will be detained before leaving the site. Since on-site drainage will be directed to an on-site detention system, the project will substantially contain flood flow, over current developed conditions. The proposed development will collect and convey a portion of the storm water runoff with an onsite private gravity storm drain system, discharging flows through a proposed parkway drain on Los Angeles Avenue. The remaining portion of the proposed development's stormwater will be collected and discharged by a pumping facility to the southeast corner of the property onto Oak Road. Biofiltration Vaults have been incorporated into the site's drainage design to collect and treat the required water quality flow rates per the Ventura County Technical Guidance Manual. During larger storm events and when the detention/ sump pump system reaches capacity, storm water runoff will bypass and overflow into the catch basins and overflow to the southwest corner of site. Wall knockouts are proposed along

the westerly property line screen wall to convey emergency overflow off the site. The Biofiltration Vaults will continue treating storm water runoff until the water surface levels subside. Therefore, this impact would be potentially significant, and Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2 are required to reduce potential impacts.

Significance After Mitigation

Implementation of Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2 would reduce potential impacts to a less than significant level by requiring that, in the case of failure, the design and construction of the stormwater pumping facilities are prepared for emergency operation (Mitigation Measure HYDRO-1) and requiring that positive drainage away from the proposed structures would be provided and maintained through the life of proposed structures (Mitigation Measure HYDRO-2). This impact would be less than significant with mitigation incorporated.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☒ ☐ ☐

The project site is not near any major bodies of enclosed water and is approximately 23 miles from the Pacific Ocean. Therefore, the site is not in a seiche or tsunami zone. The site is in an area of minimal flood hazard (Federal Emergency Management Agency (FEMA), *National Flood Hazard Layer Viewer*, https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd [As of June 2024]). The project does not involve storage or processing of pollutants other than minor quantities of typical household hazardous wastes such as, cleaning agents and landscaping maintenance materials, that could be released due to inundation must such an event occur. In addition, the existing on-site contamination would be remediated under Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2. Therefore, this impact would be potentially significant, and Mitigation Measure HYDRO-1 and HYDRO-2 are required to reduce potential impacts.

Significance After Mitigation

Implementation of Mitigation Measure HYDRO-1 and Mitigation Measure HYDRO-2 would reduce potential impacts to a less than significant level by requiring that, in the case of failure, the design of the stormwater pumping facilities are prepared for emergency. Therefore, potential impacts related to the release of pollutants due to project inundation would be less than significant with incorporated mitigation.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ☐ ☐ ☒ ☐

As discussed under Impact Discussion *X.a.,* project-related construction and operational activities would be required to comply with SWRCB by preparing and

adhering to a SWPPP. Implementation of the project would not conflict with or obstruct the Construction Stormwater General Permit and impacts would be less than significant. Additionally, as discussed under Impact Discussion *X.b.,* the project would not substantially decrease groundwater supplies nor interfere substantially with groundwater recharge and therefore is not expected to conflict with or obstruct a sustainable groundwater management plan. Furthermore, the project site overlies the Simi Valley Basin, which is a low priority basin according to the Department of Water Resources (DWR) Sustainable Groundwater Management Act Basin Prioritization dashboard (Department of Water Resources, *SGMA Basin Prioritization Dashboard*, https://gis.water.ca.gov/app/bp-dashboard/final/ [As of June 2024]). Low priority basins are not required to adopt a groundwater sustainability plan. Therefore, the project would not conflict or obstruct implementation of a sustainable groundwater management plan. No component of the project would obstruct or prevent implementation of the management plan for the Simi Valley Basin. Therefore, the project's construction and operation would not conflict with any sustainable management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community? ☐ ☐ ☐ ☒

The project does not include elements, such as the construction of highways, that would physically divide surrounding established communities. The project would not create, close, or impede existing public or private roads, or create barriers to movement or accessibility within the surrounding community. In fact, the project would create a new road/driveway connecting Oak Road to Shunk Road (see Section 16, Site Plan). Therefore, the project would not physically divide an established community. No impact would occur.

c) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

☐ ☐ ☒ ☐

The project site currently has a land use classification of General Commercial, Residential Medium Density and is zoned Commercial Planned Development (CPD) and Residential Medium (RM). The project proposes to change the current land use and zoning to Residential High Density and Residential High (RH). The project has been designed in accordance with the requirements of the Residential High Density land use and RH zoning as designated by the City. According to SVMC § 9-24.020, the Residential High Density District is intended for areas of more compact multi-family residential developments and residential density in this zoning district may range from 10.1 to 20 units per acre. The project proposes 20 homes per acre. Once approved, the project would be consistent with the land use and zoning on site. Furthermore, the proposed residential land use and zoning would be consistent with the land use and zoning designations of residences surrounding the project. As such, the project's proposed land use and zoning changes would not introduce incompatible

development with the surrounding area or otherwise result in environmental impacts due to land use conflicts. Therefore, this impact would be less than significant.

XII. 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? ☐ ☐ ☒ ☐

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? ☐ ☐ ☒ ☐

(a-b) The project site is in the City of Simi Valley. The Simi Hills are situated to the south and east of the project, and the Santa Susana Mountains to the north. According to the Paleontological Assessment for the 1845 Oak Road Project, Holocene-aged alluvial fan deposits are mapped at the project site (Brian F. Smith and Associates 2022).

Within the City, the primary resource suitable for mining and conservation is oil (City of Simi Valley Mineral Resources, 2012a). Simi Valley contains areas of construction aggregate resources that, according to the State Mining and Geology Board Reclamation Regulations, are designated to be of regional significance. These areas include hillside deposits on Oak Ridge and the Simi Hills, portions of Oak Ridge extending from Long Canyon eastward to the Ventura County line, and areas above Meier and Runkle Canyons in the Simi Hills. The project site is approximately 3 miles east of the Simi Hills. The project site is also outside the City designated Areas of Operational, Existing, or Abandoned Oil Facilities (California Department of Conservation, *Oil and Gas Well Finder*, https://maps.conservation.ca.gov/oilgas/#datalist [As of June 2024]). According to Figure 4.11-2 of the City's General Plan EIR Mineral Resources Chapter, the project site is in Mineral Resource Zone 1 (MRZ-1). This zone indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. Additionally, the project site is in an existing residential area zoned for residential use and surrounded by existing residences. Accordingly, the project site is not a location conducive for mineral resource extraction or mining. As such, the project would not result in the loss of availability of a valuable known mineral resource or locally important mineral resource recovery site. Therefore, this impact would be less than significant.

XIII. NOISE: Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). Quiet urban areas typically have noise levels in the range of 40 to 50 dBA. Typically, the human ear can barely perceive the change in noise

level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (L_{eq}). The L_{eq} is defined as the sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The time at which noise occurs is also important since nighttime noise tends to disturb people more than daytime noise. Community Noise Equivalent Level (CNEL) is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a 10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m.

A Noise Impact Study was prepared by MD Acoustics for the project in August 2022 (Appendix H). As part of the Acoustical Analysis, two 15-minute ambient noise measurements were conducted at or near the property site on August 2, 2022. Noise data indicates that traffic along Los Angeles Avenue is the primary source of noise impacting the site and the adjacent uses. Noise levels ranged from a low of 44.4 dBA L_{eq} between 12:39 pm and 12:54 pm to a high of 75.9 dBA between 12:05 pm and 12:20 pm. The exterior ambient noise level falls within the normally acceptable level of the Noise Compatibility Matrix and therefore the project must ensure that the levels fall below 45 dBA CNEL inside the residences (Appendix H).

The Noise Impact Study also includes noise level measurements and traffic counts to assess existing exterior and project scenario traffic noise. The measurements and traffic counts were taken at a distance of 80 feet from the roadway along Yosemite Avenue to Rory Lane. The noise level at 80 feet is representative of approximate distances to existing multi-family homes close to the subject roadway impacted by the project. The existing ambient noise from traffic exposure was determined to be approximately 70.7 dBA CNEL (Appendix H).

The Simi Valley General Plan describes the major noise sources and defines the goals and policies to include noise control in the planning process to maintain compatible land uses with acceptable environmental noise levels. In addition, the City's interior and exterior noise standards, which represents specific noise standards for interior and exterior noise areas that are considered acceptable based on noise levels generated by adjacent mobile sources are identified, as follows:

- 45 dB(A), Residential Interior
- 63 dB(A), Residential Exterior

The nearest sensitive receivers in the project vicinity are single-family residences adjacent to the eastern and southern property lines and multifamily residential homes adjacent to the west. In addition, Ventura County Fire Department Station 43 adjacent to the project site. Construction activity would result in temporary noise in the project site vicinity, exposing surrounding nearby receivers to temporary increases in noise levels and potentially exceeding City exterior noise thresholds. However, construction would take place between the hours of 7:00am to 7:00pm, consistent with the allowable construction hours within SVMC § 5-16.02 (i). Construction noise is

considered a short-term impact and would be considered significant if construction activities are taken outside the allowable times as described in the SVMC. Although construction noise is considered a short-term impact, construction noise will create a temporary or periodic increase in the ambient noise level above the existing levels in the project vicinity. According to the Federal Transit Administration (FTA), the construction noise standard for residential land use is 80 dBA L_{eq} 8 hour (Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf [As of June 2024]). According to the Noise Impact Study, typical operating cycles for construction equipment may involve one or two minutes of full power operation followed by three or four minutes at lower power settings. At the southern property line, noise levels are expected to exceed the 80 dBA L_{eq} 8-hour standard during the demolition (87.4 dBA), site preparation (84.6 dBA), grading (84.6 dBA), building (85.65 dBA) and paving (87.3 dBA) phases (Appendix H). Since construction activities can produce vibration that may be felt by adjacent land uses, this impact would be potentially significant, and Mitigation Measure NOI-1 is required to reduce potential impacts. Mitigation Measure NOI-1 would ensure construction activities do not disrupt adjacent land uses and would reduce the project's potential to impact noise to a less than significant level.

The on-site stationary noise sources, such as HVAC and mechanical equipment planned for the project's residences, were not modeled since the information available shows that the HVAC equipment for each unit is going to be located at each unit's patio and on the ground level. Therefore, any noise generated by HVAC equipment will be enclosed by the project buildings.

The primary on-site operational noise source from the project would be one HVAC unit at each of the proposed residential buildings. Specific noise data for the future HVAC systems are not available at this stage of project design; however, this analysis assumes the use of a typical HVAC system for residential uses, which has a sound power level of 73 dBA that is equivalent to a sound pressure level (SPL) of 65 dBA at 3 feet. The unit used in this analysis is a 2.5-ton Carrier 24ABA4030 (see Appendix H for manufacturer's specifications). According to the site Noise Impact Study, HVAC equipment for each unit is going to be located at each unit's patio and on the ground level.

Per the Simi Valley General Plan, project impacts would be significant if exterior noise levels exceed 63 dBA at a residential property. For the purposes of this analysis, the unit closest to nearby sensitive receptors was analyzed. Ground level HVAC units on the proposed residential units would be as close as 35 feet to the residential property to the east. Noise levels would be approximately 44 dBA L*eq* at 35 feet to the residential property to the east, which would not exceed the exterior noise standard of 63 dBA L*eq* at residential properties. In addition, this is a conservative analysis that does not consider possible mechanical equipment shielding or attenuation resulting from the proposed residential buildings. Therefore, impacts related to stationary mechanical equipment noise would be less than significant.

Following construction, future off-site exterior noise will be impacted by transportation-related sources and other stationary sources. Potential off-site noise impacts caused by the increase in vehicular traffic as a result of the project were calculated at a distance of 80 feet along Yosemite Avenue to Rory Lane. As mentioned above, existing exterior noise levels are 70.7 dBA and existing conditions + project scenario was recorded at 70.8 dBA. The change in noise level because of the project would be a small increase in traffic noise of 0.1 dBA. Therefore, impacts are less than significant.

Interior noise levels were calculated for the sensitive receptors using a typical "windows open" and "windows closed" condition. A "windows open" condition assumes 12 dBA of noise attenuation from the exterior noise level. A "windows closed" condition assumes 20 dBA of noise attenuation from the exterior noise level. A "windows closed" condition simply means that in order to achieve a 45 dBA CNEL interior noise level, the windows must be closed and does not mean the windows must be fixed. As discussed in the Noise Impact Study, the interior noise level will be 58 dBA with the windows open and 50 dBA CNEL with the windows closed. To meet the City's interior 45 dBA CNEL standard a "windows closed" condition is required. Therefore, impacts are potentially significant, and mitigation is required. Mitigation Measure NOI-2 would ensure interior noise levels do not disrupt adjacent land uses and would reduce the project's potential to impact noise to a less than significant level.

Mitigation Measure

NOI-1 ***Construction Noise.*** The Permittee must comply with the following:

- Construction may only occur during the hours of 7AM to 7PM.
- During construction, the contractor must ensure all construction equipment is equipped with required noise attenuating devices including properly operating and maintained mufflers consistent with manufacturer's standards.
- The contractor must locate equipment staging areas as far as possible, away from the nearest sensitive receptors.
- Idling equipment must be turned off when not in use.
- Equipment must be maintained so that vehicles and their loads are secured from rattling and banging.

NOI-2 Windows

The windows and sliding glass doors of all residences directly facing Los Angeles Avenue must have a minimum STC rating of 30 for the 1st floor and 2nd floors. In order to be able to achieve a "windows closed" condition for the purposes of noise reduction, the project must have mechanical fresh air ventilation (e.g., air conditioning) for all habitable dwelling units in order to ensure proper climate control with windows closed.

Significance After Mitigation

With implementation of Mitigation Measure NOI-1, construction noise levels would be reduced by approximately 15 dBA (Harris, Cyril, 1991, *Handbook of Acoustical Measurements and Noise Control Third Edition*; Bies, Hansen, Howard, 2018, *Engineering Noise Control Fifth Edition*), at nearby residential properties to the east, south, and west. This would reduce construction noise levels to 72.3 (87.3 dBA -15 dBA) dBA L*eq* or less, which would be below the threshold of 80 dBA L*eq*, and this impact would be less than significant. With implementation of NOI-2 interior noise levels would be reduced, and impacts would be less than significant.

b) Generation of excessive ground borne vibration or ground borne noise levels? ☐ ☐ ☒ ☐

Construction of the project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels or groundborne vibration during construction. The primary vibration source during construction that would generate groundborne noise may be from a bulldozer. At a distance of 80 feet, a large bulldozer would yield a worst-case 0.025 PPV (in/sec) which may be perceptible but sustainably below any risk of damage (0.5 in/sec PPV is the threshold of residential structures). Therefore, this impact is less than significant.

Operation of the project does not include new features that could generate substantial groundborne noise. Therefore, impacts related to exposure of persons to or generation of excessive groundborne noise or vibration levels would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒

The closest airport is the Van Nuys Airport, which is approximately 11.6 miles southeast of the project site. The project site is outside of the noise contours for the Van Nuys Airport (Los Angeles World Airports, *Van Nuys - Quarterly Noise Report*, https://www.lawa.org/lawa-environment/noise-management/van-nuys/vny-quarterly-noise-report [As of June 2024]). Therefore, the project would not expose people residing or working in the project area to excessive noise levels. No impact would occur.

XIV. POPULATION AND HOUSING: Would the project:

a) Induce substantial unplanned 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)? ☐ ☐ ☒ ☐

According to the California DOF, the City has an estimated population of 124,029 with an average household size of 2.98 persons (California Department of Finance, *January Population and Housing Estimates: E-1 Cities, Counties, and the State Population and Housing Estimates with Annual Percent Change*, https://dof.ca.gov/forecasting/demographics/estimates/ [As of May 2024]; City of Simi Valley, *General Plan Chapter 4 Housing (2021-2029)*, https://www.hcd.ca.gov/housing-elements/docs/simi-valley-5th-adopted021414.pdf [As of June 2024]). The City's Housing Element estimates that the City's population will increase to 136,700 by 2035, which is an increase of approximately 10 percent or 12,671 persons (*Id.*). Based on DOF's population estimates, the 70 residential units under the proposed project would add approximately 209 residents (70 units x 2.98 persons per household) to the City's population, which would result in an approximately 0.2 percent increase from the existing population of 124,029 residents. This increase would be within the City's 2035 population forecast and would therefore not result in unplanned population growth.

In addition, according to United States Census estimates, the City has a 2018-2022 existing housing stock of 43,936 units, which SCAG forecasts will increase by 3,464 units (an approximate 8 percent increase) to 47,400 units by 2035 (United States Census Bureau, *City of Simi Valley Quick Facts*, https://www.census.gov/quickfacts/fact/table/venturacountycalifornia,simivalleycityca lifornia/POP715222 [As of June 2024]; Southern California Association of Governments, *Connect SoCal 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy*, https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1714175547 [As of May 2024]). The 70 housing units under the proposed project represent approximately 0.1 percent of the projected increase in housing units. Given that the proposed project would not exceed SCAG's 2035 population or housing forecasts, the project would not cause a substantial increase in population or induce unplanned population growth. Impacts would be less than significant.

b) Displace substantial numbers of people or existing people or housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

The project site does not currently contain housing or habitable structures, and the project would not result in the removal of housing. Therefore, the project would not displace people or housing. There would be no impact.

XV. PUBLIC SERVICES:

a) 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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Fire Protection?	☐	☐	☒	☐
ii. Police Protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

(i). Fire protection is provided to the project site by the Ventura County Fire Protection District (VCFD). VCFD provides not only fire prevention, but also education, response, and communication.to the City's residents. The fire station closest to the project site is Fire Station 43, at 5874 E. Los Angeles Ave, adjacent to the project site (https://vcfd.org/about-vcfd/ [As of June 2024]). As discussed in Section XIV, Population and Housing, the project would involve the construction of 70 new residential units to accommodate 209 persons. While the VCFD could receive a slight increase in calls for fire and emergency medical services as a result of the project, the project would have a minimal impact on these services because the project site is within the incorporated boundaries of the County, and therefore within the service area of the VCFD. Additionally, the VCFD would review the proposed site plan before construction to ensure that required fire protection safety features, including building sprinklers and emergency access, comply with VCFD requirements. The project would also be required to comply with the applicable CBSC and California Fire Code (CFC). Therefore, the project would receive adequate fire protection services. Because implementation of the project would comply with applicable CBSC and CFC requirements, the project would not result in the provision or need of new or expanded fire protection services and facilities to maintain acceptable performance standards. Impacts on fire protection services would be less than significant.

(ii). The Simi Valley Police Department (SVPD) would provide police protection services to the project site. The nearest station to the project site is Simi Valley Police Department headquarters, at 3901 Alamo St, approximately 2.7 miles northwest of the project site (City of Simi Valley, *Police Department Website*, https://www.simivalley.org/departments/police-department [As of June 2024]). The project site is within the SVPD's service area and is currently serviced by the SVPD. The SVPD employs 124 sworn officers and a support staff of 65 civilians (City of Simi Valley, *General Plan Environmental Impact Report Public Resources*, https://www.simivalley.org/home/showpublisheddocument/6888/636975744534000000 [As of June 2024]). Based upon an estimated 2006 population of 122,700, the SVPD provides about 1 officer per 1,000 residents. The 209 residents generated by the project would incrementally increase the demand for police services. However, the project site is in an area that is already serviced by SVPD, and the project would include exterior lighting for security purposes, which would promote safety and reduce the demand for police services. Based on the foregoing, the project would receive adequate police protection service and would not result in the need for new or physically altered police protection facilities. Impacts on police protection facilities would be less than significant.

(iii). The project site is served by the Simi Valley Unified School District (SVUSD). The SVUSD presently operates twenty-one elementary schools (grades K–6), three middle schools (grades 6–8), three high schools (grades 9–12), one continuation high school (grade 10–12), one adult school, and one independent/alternative school (City

of Simi Valley, *General Plan Environmental Impact Report Public Resources*, https://www.simivalley.org/home/showpublisheddocument/6888/636975744534000000 [As of June 2024]). The project site is within the service boundaries of the following neighborhood public schools: Katherine Elementary School (0.5 miles west of the project site at 5455 Katherine Street), White Oak Elementary School (0.6 miles east at 2201 Alscot Avenue) and Simi Valley High School (0.7 miles north of the project site at 5400 Cochran Street) (Simi Valley Unified School District, *School Boundary Map*, https://www.simivalleyusd.org/about-simi-schools/school-boundary-maps [As of June 2024]).

The additional residents that the project generates would increase the number of students attending schools in the SVUSD. The project would add approximately 24 new students, based on a generation rate of 0.33 students per multi-family apartment (70 units X 0.33 students per dwelling unit) (City of Simi Valley, *General Plan Environmental Impact Report Public Resources*, https://www.simivalley.org/home/showpublisheddocument/6888/636975744534000000 [As of June 2024]). Although 24 new students would be considered a nominal increase, the applicant for the project would be required to pay school development fees before the issuance of building permits, as dictated by State law. According to Government Code § 65996, payment of such fees constitutes full mitigation of any school impacts under CEQA. Therefore, impacts from the increase in school enrollment would be offset by the required payment of development fees. This impact would be less than significant

(iv). The Rancho Simi Recreation and Park District (Park District) is an independent special district that owns, operates, and maintains parks and open space areas in Simi Valley. The Park District maintains and operates 50 parks in the City of Simi Valley totaling 1,212 acres of parklands available to the City's 124,029 residents (City of Simi Valley, *General Plan Environmental Impact Report Recreation*, https://www.simivalley.org/home/showpublisheddocument/6892/636977442907130000 [As of June 2024]). This is approximately 9.77 acres of parkland for every thousand people in the Simi Valley Growth Area (1,212 / 124,029 x 1,000). This ratio complies with the standard five acres per 1,000 people established in SVMC § 9-68.050. The added population of 209 residents would incrementally increase the demand for parks and recreation facilities. Pursuant to SVMC Chapter 9-68 the project would be required to pay Park Land Dedication/In-Lieu fees to the Park District before issuance of building permits. Therefore, the project would not create capacity or service level problems, substantially increase use of existing parks, or result in substantial physical impacts associated with the provision of new or altered park facilities. Accordingly, impacts to park facilities would be less than significant.

(v) The Simi Valley Public Library provides library services for the City. For the 2022-2023 Fiscal Year the Simi Valley Public Library had 142,731 library visits, 2,887 public service hours, 10,846 uses of public internet computers 190,660 wireless sessions and 34,959 registered borrowers (City of Simi Valley Public Library, *Annual Report Fiscal Year 2022-2023*, https://simivalleylibrary.org/wp-content/uploads/2023/09/Simi-Valley-Annual-Report-2023-FINAL.pdf [As of June 2024]). The Simi Valley Public Library is approximately 2.7 miles northwest of the project site, at 2969 Tapo Canyon Road.

The project would add approximately 209 new residents to Simi Valley, increasing demand for library services. However, as described in Section XIV, *Population and Housing* of this IS-MND, the population of Simi Valley is anticipated to grow to 136,700 persons by 2035 (City of Simi Valley 2023), and the increase in residents due to the project accounts for less than one percent of the overall increase. Thus, the number of residents introduced by the project would not be a substantial percentage of total expected growth and as such, would not constitute significant or unplanned growth. Furthermore, the Simi Valley Public Library would accommodate the needs of increased population. Therefore, the impact related to the provision of library services or other public facilities under the proposed project would be less than significant.

XVI. 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? ☐ ☐ ☒ ☐

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? ☐ ☐ ☒ ☐

(a-b) The Rancho Simi Recreation and Park District has established 50 parks and preserved over 5,600 acres of open space that is now used for hiking, biking, horseback riding and wildlife preservation. The Park District also operates two equestrian centers, two swimming pools, two golf courses, and numerous sports and other recreation amenities. The Park District owns 124.4 acres of Community Parks (Rancho Madera Community Park, Rancho Tapo Community Park, Rancho Santa Susana Community Park, and Rancho Simi Community Park), 204.7 acres of Neighborhood Parks, 577.0 acres of Natural Parks (Challenger Park, Corriganville Park, Corriganville Movie Ranch; Tierra Rejada Park; and Rocky Pointe Natural Park), 304.4 acres of Special Use Parks (Arroyo Simi Equestrian Center, Strathearn Historical Park and Museum, Sycamore Drive Community Center, Simi Dog Park, Simi Hills Golf Course and Sinaloa Golf Course), and 1.7 acres of Mini Parks in Simi Valley (City of Simi Valley, *General Plan Environmental Impact Report Recreation*, https://www.simivalley.org/home/showpublisheddocument/6892/636977442907130000 [As of June 2024]). The nearest park to the project site is Arroyostow Park approximately 0.3 miles southwest of the project site.

The project would increase the City population by approximately 209 residents, which would incrementally increase demand on local parks and recreational facilities. The proposed multi-family apartment complex would provide active and passive recreational opportunities on the project site by providing a centrally located common green space with decorative paving with barbecue and picnic tables, benches, an accent tree grove, and a play lawn with canopy trees. The onsite facilities would alleviate the incremental increase in demand on local parks and recreational facilities caused by the project.

As discussed in Section XV(v), Public Services, the City maintains a standard of five acres of parkland per 1,000 residents, which is met and exceeded by existing parks and open space within the City. Additionally, pursuant to SVMC Chapter 9-68, the project would be required to pay growth mitigation fees for the purpose of establishing or developing park and recreation facilities to serve the future residents of the property. The project would add population to the City but would also add green space, and the project would not substantially impact the City's current park to population ratio. With compliance with the SVMC and required growth mitigation fees, the project would not result in the deterioration of existing neighborhood or regional parks and would not result in the need for new recreational facilities, the development of which could cause an adverse physical impact on the environment. Impacts would be less than significant.

XVII. TRANSPORTATION: Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☐ ☐ ☐ ☒

The following is based on the *Traffic Impact Analysis* prepared for the project by TJW Engineering, INC. in September 2022 (Appendix B). Class II bike lanes exist on E Los Angeles Avenue. A Class II bike lane is proposed on Yosemite Avenue. Roadways adjacent to the proposed project site and site access points will be constructed in compliance with recommended roadway classifications and respective cross-sections in the City of Simi Valley General Plan or as directed by the City Engineer.

To determine if the additional traffic generated by the project will result in a delay in intersection operations or excessive queuing into adjacent upstream intersections. This analysis uses a Level of Service (LOS) metric, which is a different analysis than the VMT analysis used to determine a potential environmental impact pursuant to CEQA. The City has established level of service "C" or better as acceptable LOS for all intersections along the designated street and highway system in the City's General Plan Circulation Element (Appendix I). Based on the results of the *Traffic Impact Analysis*, the project would meet the City's LOS operating standards, and therefore would be consistent with the City's Circulation Element (Appendix I). Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. No impact would occur

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

☐ ☐ ☒ ☐

Beginning July 1, 2020, CEQA analysis for determining potentially significant transportation impacts from vehicles, transitioned from an automobile delay or capacity measure, to a Vehicle Miles Traveled (VMT) metric in evaluating a project's environmental impacts under CEQA, as required by Senate Bill (SB) 743 (Gov. Code, §§ 65088.1 and 65088.4; Pub. Resources Code, §§ 21009, 21155.4, 21168.6.6, 21181, 21183, 21185, 21186, 21187, 21189.1, and 21189.3). Cal. Code Regs., tit. 14,

§ 15064.3 establishes VMT as the most appropriate measure of transportation impacts, shifting away from the analysis of a project's effect on level of service on nearby roadways and at intersections.

The State Office of Planning and Research (OPR) Technical Advisory identified project conditions to be reviewed at the CEQA Checklist stage to determine if a project can be presumed to have a less than significant CEQA transportation impact or if further analysis is required. CEQA lead agencies, such as the City, may set their own screening criteria related to transportation impacts, and determine if conditions of approval required of a project meets these criteria, when determining the significance of transportation impacts under CEQA.

The City's screening criteria to determine if projects may be exempt from VMT Analysis include the following:

- Projects that generate less than 110 trips per day (net) as calculated using Trip Generation.
- Standalone retail projects less than 50,000 square feet in gross floor area located within neighborhoods.
- Community-serving projects such as parks, libraries, or other projects deemed by the City Engineer to have a less than significant impact.
- Projects with 100% affordable residential units.
- Projects located within 0.5 miles of the Simi Valley Metrolink Station.
- Projects located with mapped areas of 5% below the City's background VMT, as determined by the City Transportation Analysis Model.

TJW Engineering, Inc. prepared a VMT Screening for the proposed project. The City indicates no VMT analysis will be required (Appendix B). Therefore, the project is screened from a VMT analysis and the project's potential impacts on the environment related to a conflict or inconsistency with CEQA Guidelines § 15064.3, subdivision (b) would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)? ☐ ☐ ☒ ☐

The project would be developed on existing parcels and would not alter or affect existing street and intersection networks. SVMC § 9-34.090 has specific design requirements for new access drives. These include minimum standards for width, grade, angle, surface, and clearance. In addition, the project would be required to comply with the CFC. Compliance with these standards would prevent hazardous design features and would ensure adequate and safe site access and circulation. The project would not introduce incompatible uses, including vehicles or equipment, to the site or the surrounding area. No impact would occur.

d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

Access to the project site would be provided from East Los Angeles Avenue on Oak Road and a secondary entrance would be located off Shunk Road. The project design would be required to comply with all building, fire, and safety codes and development plans would be subject to review and approval by the SVMC. The project would be required to comply with SVMC § 9-34.090, which ensures adequate and safe access onto a public right-of-way. The project would be reviewed by the Ventura County Fire Department to ensure the project's circulation patterns are adequately sized to accommodate emergency vehicles and the turning radii of emergency vehicles in accordance with the CFC. Required reviews would ensure first responders could adequately access the project site. Therefore, the project would have no impact on emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or

☐ ☒ ☐ ☐

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency must consider the significance of the resource to a California Native American tribe

☐ ☒ ☐ ☐

(a-b) The project site was previously graded and developed with a preschool. The previous development would likely have compromised any potential tribal cultural resources. The project included a consultation with Native American tribal groups. The Gabrielino-Tongva Indians of California advised that the property is less than one mile from the Arroyo Simi which was a thoroughfare route that was used for 7,000 years and considered a sacred site. It was recommended that any ground disturbance for the project be monitored by a Native American. The Fernandeno Tataviam Band of Mission Indians state the site may be fairly sensitive for cultural resources and recommended archaeological and Native American monitoring for ground disturbance activities.

To comply with state law AB52, the City invited local interested tribes to consult on the project. The Fernandeno Tataviam Tribe of Mission Indians (FTBMI) found the project area to be sensitive for Tribal Cultural Resources, and provided recommendations that would protect potential resources discovered. Therefore, the applicant has incorporated

the following mitigation measures into the project that incorporate the measures recommended by both tribes.

TCR-1 The project applicant must retain a professional Tribal Monitor identified by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe the following ground-disturbing activities; grading, excavating, trenching, digging or similar activity. Tribal Monitoring Services will continue until confirmation is received from the project applicant, in writing, that all scheduled activities pertaining to Tribal Monitoring are complete. If the Project's scheduled activities require the Tribal Monitor to leave the Project for a period of time and return, confirmation must be submitted to the Tribe by the Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) must be submitted to the Tribe by the Applicant, in writing, before starting each set of scheduled activities. If cultural resources are encountered, the Tribal Monitor may request that ground-disturbing activities cease within 60 feet of discovery and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant as well as the Tribal Monitor must assess the find.

TCR-2 If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) must cease and the County Coroner must be contacted pursuant to Health and Safety Code § 7050.5. The Health and Safety Code must be enforced for the duration of the Project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to Health and Safety Code § 7050.5, and the subsequent disposition of those discoveries must be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

TCR-3 The City and Applicant must, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground-disturbing activities

Therefore, with incorporation of the above mitigation measures, there is a less than significant impact to the environment from a substantial adverse change in the significance of a tribal cultural resource.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? ☐ ☒ ☐ ☐

Water

Waterworks Services in Simi Valley are currently provided through two suppliers of water: Golden State Water Company (GSWC) and City/Ventura County Waterworks District No. 8 (the District). Approximately sixty percent of the City is served by the District, which is managed by the City with the City Council serving as its Board of Directors. The Golden State Water Company is a private company, which provides water service to the other forty percent of the City, including the project site.

GSWC currently obtains its water supply for the Simi Valley System from imported water purchased from the Calleguas Municipal Water District and groundwater. Between 2011 and 2015, purchased water quantities ranged from 5,243 to 6,873 acre-feet per year (AFY). The Simi Valley System is also supplied by two GSWC-owned wells in the Simi Valley Groundwater Basin. As of 2015, GSWC supplied 5,350 AFY of water to 13,466 connections.

GSWC indicated in the "Preliminary Can and Will Serve Letter",," dated April 15, 2024, that theyit will be able to provide domestic and fire protection water service to the proposed project subject to the requirements listed in this letter.

The project's estimated water demand would be approximately 2.6 million gallons per year for the indoor water use and approximately 129,276 gallons per year for outdoor water use (Appendix A), or approximately 72,691 gallons per day, which is approximately 0.4 percent of Simi Valley's water supply. Therefore, impacts would be less than significant.

Wastewater

The Sanitation Services Division of the City's Department of Public Works operates the City's sanitary sewer system and Water Quality Control Plant. Wastewater from the project would be collected by the existing sewer system. All the wastewater from the project would be treated at the City's wastewater treatment facility. Based on a calculation by the City's Department of Public Works, one equivalent dwelling unit (EDU) produces 275 gallons of sewage per day (City of Simi Valley, Sewer Master Plan, https://www.simivalley.org/home/showpublisheddocument/13755/636389127421470000 [As of June 2024]). Based on this, the project's 70 apartment units would produce approximately 19,250 gallons of sewage per day (70 x 275). Currently, the City's Wastewater Treatment Plant handles approximately 10 million gallons of sewage per day (mgd) (City of Simi Valley 2024e). The project would account for 0.2 percent of the daily sewage handled by the City's Wastewater Treatment Plant. The facility's capacity is 12.5 mgd and the wastewater collection system and the City's water delivery system have not reached capacity. Therefore, no additional water or wastewater treatment facilities are required. Based on this information, the project would not generate sewage that exceeds the limits of the City's Wastewater Treatment Plant, and impacts would be less than significant.

Stormwater

The project site would continue to connect to the existing storm drain system operated and maintained by the City. The proposed project would increase impervious surfaces over the project site due to construction of the 70-unit residential development. As discussed in Section X, *Hydrology and Water Quality*, the project would be required to comply with the SVMC and Construction Stormwater General Permit, which require implementation of a SWPPP and associated BMPs to control stormwater run-on and runoff from construction work sites. The project would also be required to comply with Mitigation Measure HYDRO-1 and HYDRO-2, which requires various measures to avoid the potential for failure of on-site stormwater pumping equipment to perform during a storm event. Therefore, impacts would be potentially significant and mitigation is required.

Significance After Mitigation

Implementation of Mitigation Measure HYDRO-1 would reduce potential impacts to a less than significant level by requiring that, in the case of failure, the design of the stormwater pumping facilities are prepared for emergency operation. Therefore, impacts related to new or expanded stormwater facilities would be less than significant with mitigation incorporated.

Electric Power, Natural Gas, and Telecommunications

Electricity would be provided to the project site by Southern California Edison and natural gas would be provided by the Southern California Gas Company. Telecommunications are generally available in the project area, and facility upgrades would not likely be necessary. Therefore, there is a less than significant impact on the environment from the project requiring or resulting in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐ ☐ ☐ ☒

Water supply in Simi Valley is currently provided through two suppliers: Golden State Water Company (GSWC) and City of Simi Valley/Waterworks District No. 8 (District). GSWC is a private company that provides water service to approximately 40 percent of the City, including the project site. GSWC currently obtains its water supply for the Simi Valley System from imported water purchased from the Calleguas Municipal Water District and groundwater. Between 2011 and 2015, purchased water quantities ranged from 5,243 to 6,873 acre-feet per year (AFY). The Simi Valley System is also supplied by two GSWC-owned wells in the Simi Valley Groundwater Basin. As of 2015, GSWC supplied 5,350 AFY of water to 13,466 connections.

Based on available supply projections for GSWC provided by the Calleguas Municipal Water District, available supply is expected to be equal to the demand for the multiple-

dry year scenarios through 2040. The demand in water supply in GSWC's Simi Valley System area is anticipated to increase 483 acre feet per year (AFY) from 7,601 AFY in 2015 to 8,084 AFY in 2040. The UWMP utilized SCAG population growth forecasts to project water demand within the service area. As discussed in Section XIV, *Population and Housing*, the proposed project would not generate population growth exceeding SCAG population forecasts for Simi Valley. Therefore, the project's population and associated water demand increase was accounted for in the UWMP.

The proposed project would be constructed in accordance with all applicable CBSC standards, including those that mandate water-efficient fixtures and features, and would also be mandated to adhere to applicable water conservation measures for landscaping. According to CalEEMod results (Appendix A), the proposed project would demand approximately 2.6 million gallons of water per year, or approximately 81.5 AFY. The demand in water supply in GSWC's Simi Valley System area is anticipated to increase 483 acre feet per year (AFY) from 7,601 AFY in 2015 to 8,084 AFY in 2040. The proposed project's water demand would account for approximately 1.07 percent of GSWC's anticipated water demand in 2015 and 1.01 percent of GSWC's anticipated water demand in 2040 and therefore would be accommodated by the water supply available for the City during normal, single dry year, and multiple dry year conditions through the year 2040. In addition, the Golden State Water Company has provided a preliminary can and will serve letter for the project stating the Golden State Water Company will be able to provide domestic and fire protection water service to the proposed project. No significant adverse impacts related to water supply would occur.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐

The Sanitation Services Division of the Public Works Department provides the conveyance and treatment of sewage for the City. Wastewater is transported to the Water Quality Control Plant (Treatment Plant). As discussed in section XIX.a, the project's 70 apartment units would produce approximately 19,250 gallons of sewage per day (70 x 275). The Treatment Plant is rated to accept 12.5 million gallons per day (MGD) of wastewater. The project would account for 0.2% of the Treatment Plant's wastewater treatment capacity per day. Therefore, the project-generated wastewater would be adequately served by available capacity at the Treatment Plant, and impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

The Simi Valley Landfill and Recycling Center (SVLRC) currently provides approximately 60 percent of Ventura County's daily refuse disposal needs and 100 percent of the City's daily refuse disposal needs. The anticipated life for the landfill at its currently permitted capacity is March 2063. The last reported remaining capacity at the landfill was approximately 82 million cubic yards (California Department of Resources Recycling and Recovery, *Simi Valley Landfill & Recycling Center*, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/608?siteID=3954 [As of June 2024]). The Simi Valley Landfill and Recycling Center has a maximum permitted throughput of 64,750 tons of solid waste per day. Construction of the project would generate solid waste, including construction debris. This construction debris would include materials such as scrap wood, concrete, and plaster materials. Construction debris would be removed and disposed of in a timely manner and in accordance with all applicable laws and regulations. The handling of all debris and waste generated during construction of the project would be subject to CALGreen requirements and the California Integrated Waste Management Act of 1989 (AB 939; Pub. Resources Code, §§ 40000 et seq) requirements for salvaging, recycling, and reuse of materials from construction activity on the project site. In accordance with CALGreen requirements, the project would be required to achieve a minimum of 65 percent diversion rate for construction waste. The removal of construction debris would only occur during the construction period and would be hauled to a facility that allows the inert debris (gravel, rocks, soil, etc.). Therefore, construction of the proposed project would not contribute to an exceedance of the permitted capacity of any local landfill.

According to the CalEEMod results (see Appendix A), operation of the proposed project would generate approximately 51.8 tons of solid waste per year or 0.1 tons per day. The project's anticipated daily solid waste generation would account for approximately 0.001 percent of the SVLRC permitted throughput. Because the project would generate a relatively small amount of solid waste per day as compared to the permitted throughput at the receiving landfills, impacts to the SVLRC facilities during the project's long-term operational activities would be less than significant. In addition, the proposed project would comply with federal, State, and local statues and regulations related to solid waste, such as AB 939 and the City's recycling programs for residences. The proposed project would also be required to be designed to ensure that ensure that proposed trash enclosure areas contain adequate space for multiple container types, (e.g., Municipal Solid Waste, Solid Waste Recycling, and Organic Waste Recycling), to comply with applicable law. Therefore, no significant adverse impacts related to solid waste would occur.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ ☐ ☒ ☐

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☒ ☐

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐

(a-d) The project site is not located within or near a Very High Fire Hazard Severity Zone or state responsibility area. The nearest Very High Fire Hazard Severity Zone is approximately 0.4 miles south of the project site (California Department of Forestry and Fire Protection, *Fire Hazard Severity Zones in State Responsibility Area*, https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones [As of June 2024]). The project site is within a developed area surrounded by existing development. Because the site is not within or near a state responsibility area or a Very High Fire Hazard Severity Zone, no impacts related to wildfires would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ☐ ☐ ☒ ☐

As discussed in Section IV, *Biological Resources*, the project would not have the potential to substantially 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section V, *Cultural Resources*, the project site does not contain any known historical or archaeological or tribal cultural resources. As a result, the proposed project would not eliminate an important example of 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 a 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)? ☐ ☐ ☒ ☐

The proposed 70 apartment units would be on an unused property that is substantially surrounded by commercial and residential uses, and the Zoning Designation change to the site, are consistent with the surrounding uses. As discussed in the above evaluations, the project would result in a minimal net increase in the number of vehicle trips and associated air pollutant emissions. The project would not result in a significant increase in population in the City leading to unexpected growth, and thus would not increase the need for public services, recreation facilities, or utilities. The project would be required to comply with applicable regulations for water quality, stormwater management, and structural/foundation code requirements. The potential for the project to impact unknown tribal cultural resources, would be limited to disturbance of the project site only, which would be less than significant with identified mitigation, and would not represent a cumulatively considerable contribution to the potential for other projects to affect tribal cultural resources. Therefore, the potential for the project to substantially contribute to environmental impacts that are cumulatively considerable would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☒ ☐ ☐

Significant impacts to air quality, hydrology, and significant impacts from hazardous materials, geologic conditions, and noise have the potential to cause substantial adverse effects on human beings. Based on the responses to questions in Section III (a-d), the project would not have a significant impact due to air pollution, consistency with the Air Quality management Plan, or exposure of sensitive receptors to significant pollution concentrations or odors. Based on the answers to questions in Section IX (a-d) the project would not have a significant impact due to the use or transport of hazardous materials, accidental release of hazardous materials, release of hazardous materials within a quarter mile of a school, or development on a hazardous material site. Based on the answers to questions in Section X (a-e), the project, would not, have a significant impact with mitigation incorporated due to erosion, flooding and polluted runoff. Based on the answers to questions in Section VII (a-f), the project would not have a significant impact with mitigation incorporated due to surface rupture, seismic ground failure, landslides, or other geologic conditions. Based on the answer to questions in Section XIII (a-c) the project would not have a significant impact with mitigation incorporated on the environment due to exposure of persons to noise levels in excess of standards established in the General Plan.

Therefore, there is no potential for a significant impact to the environment from effects which will cause direct or indirect substantial adverse effects on human beings.

XXII. REFERENCES:

Association of Environmental Professionals. 2016. Final White Paper Beyond 2020 and Newhall. https://califaep.org/docs/AEP-2016_Final_White_Paper.pdf . Accessed June 2024.

Bies, Hansen, Howard, 2018, Engineering Noise Control Fifth Edition.

California Air Resources Board (CARB). 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf Accessed June 2024.

_____. 2024. Maps of State and Federal Area Designations. https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations . Accessed June 2024.

California Department of Conservation (DOC). 2023. Oil and Gas Well Finder. https://maps.conservation.ca.gov/oilgas/#datalist . Accessed June 2024.

_____..2024a. California Williamson Act Enrollment Finder. https://maps.conservation.ca.gov/dlrp/WilliamsonAct/. Accessed May 2024.

_____. 2024b. California Geological Survey: Earthquake Zones of Required Investigation. https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed June 2024.

California Department of Finance (DOF). 2024. January Population and Housing Estimates: E-1 Cities, Counties, and the State Population and Housing Estimates with Annual Percent Change. https://dof.ca.gov/forecasting/demographics/estimates/. Accessed May 2024.

California Department of Fish and Wildlife (CDFW). 2024a. California Natural Diversity Database. https://wildlife.ca.gov/Data/CNDDB . Accessed May 2024.

_____. 2024b. BIO Map. https://wildlife.ca.gov/Data/BIOS. Accessed May 2024.

_____. 2024c. NCCP Plan Summaries. https://wildlife.ca.gov/Conservation/Planning/NCCP/Plans. Accessed May 2024.

California Department of Forestry and Fire Protection (Calfire). 2024. Fire Hazard Severity Zones in State Responsibility Area. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed June 2024.

California Native Plant Society (CNPS). 2024. CNPS Inventory of Rare Plants. https://www.cnps.org/rare-plants/cnps-inventory-of-rare-plants. Accessed May 2024.

California Department of Resources Recycling and Recovery (CalRecycle). 2019. Simi Valley Landfill & Recycling Center. https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/608?siteID=3954 . Accessed June 2024.

California Department of Transportation (CalTrans). 2019. State Scenic Highway System Map. https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed May 2024.

_____.2020. Transportation and Construction Vibration Guidance Manual. https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf . Accessed June 2024.

California Department of Toxic Substances Control (DTSC). 2024. EnviorStor. https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Search . Accessed June 2024.

County of, Ventura. Ventura County 2040 General Plan: Chapter 8 Natural Resources. 2020. https://vc2040.org/images/Background_Report_-_September_2020/VCGPU_08_Adopted_Natural_Resources_September_2020.pdf. Accessed June 2024.

_____.2022. Ventura County Multi-Jurisdictional Hazard Mitigation Plan. https://www.simivalley.org/home/showpublisheddocument/26180/638079167705630000 . Accessed June 2024.

Department of Water Resources (DWR). 2019. SGMA Basin Prioritization Dashboard. https://gis.water.ca.gov/app/bp-dashboard/final/ . Accessed June 2024.

FEMA. 2010. National Flood Hazard Layer Viewer. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd . Accessed June 2024.

Federal Transit Administration (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf

Accessed June 2024.

Harris, Cyril, 1991, Handbook of Acoustical Measurements and Noise Control Third Edition.

Los Angeles World Airports (LAWA). 2024. Van Nuys - Quarterly Noise Report. https://www.lawa.org/lawa-environment/noise-management/van-nuys/vny-quarterly-noise-report . Accessed June 2024.

National Park Service. 1983. Secretary of the Interior's Historic Preservations Professional Qualification Standards. https://www.dca.ga.gov/sites/default/files/pqstandards.pdf . Accessed June 2024.

Simi Valley, City of. 1985. Sewer Master Plan. https://www.simivalley.org/home/showpublisheddocument/13755/636389127421470000. Accessed June 2024.

_____. 2001. SEMS Multi-Hazard Functional Plan. https://www.simivalley.org/home/showpublisheddocument/8043/636948916296900000 . Accessed June 2024.

_____. 2009a. General Plan Environmental Impact Report Mineral Resources. https://www.simivalley.org/home/showpublisheddocument/6888/636975744534000000 . Accessed June 2024.

_____. 2009b. General Plan Environmental Impact Report Public Resources. https://www.simivalley.org/home/showpublisheddocument/6888/636975744534000000 . Accessed June 2024.

_____. 2009c. General Plan Environmental Impact Report Recreation. https://www.simivalley.org/home/showpublisheddocument/6892/636977442907130000 . Accessed June 2024.

_____. 2012a. General Plan. https://www.simivalley.org/departments/environmental-services/planning-division/documents-applications-and-development-activity/general-plan. Accessed June 2024.

_____. 2012b. City of Simi Valley Climate Action Plan. https://www.ca-ilg.org/sites/main/files/file-attachments/simi_valley-_climate_action_plan_0.pdf?1472519071 . Accessed June 2024.

_____. 2015. Landscape Design Standards. https://www.simivalley.org/home/showpublisheddocument/196/636306346286630000. Accessed May 2024.

_____. 2020. Sustainability Best Practice Activities. https://www.ca-ilg.org/sites/main/files/file-attachments/simi_valley_2020_bps.pdf?1602022955#:~:text=The%20city%20has%20adopted%20an,the%20reach%20code%20in%202010. Accessed June 2024.

_____. 2021.2020 Urban Water Management Plan. https://www.simivalley.org/home/showpublisheddocument/23836/637692800991770000 . Accessed June 2024.

_____. 2023. General Plan Chapter 4 Housing (2021-2029). https://www.hcd.ca.gov/housing-elements/docs/simi-valley-5th-adopted021414.pdf. Accessed June 2024.

_____. 2024a. Development Code, Title 9 Simi Valley Municipal Code. https://library.municode.com/ca/simi_valley/codes/code_of_ordinances?nodeId=TIT9DECOSIVAMUCO. Accessed May 2024.

_____. 2024b. Zoning Maps. https://www.simivalley.org/departments/environmental-services/planning-division/documents-applications-and-development-activity/zoning-maps. Accessed May 2024.

_____. 2024c. Household Hazardous Waste Drop-Off Program. https://www.simivalley.org/departments/public-works/environmental-compliance/hazardous-materials/household-hazardous-waste-drop-off-program . Accessed June 2024.

_____. 2024d. Police Department Website. https://www.simivalley.org/departments/police-department. Accessed June 2024.

_____. 2024e. Operations: Collections & Treatment. https://www.simivalley.org/departments/public-works/sanitation-services/operations-collections-treatment. Accessed June 2024.

Simi Valley Public Library. 2023. Annual Report Fiscal Year 2022-2023. https://simivalleylibrary.org/wp-content/uploads/2023/09/Simi-Valley-Annual-Report-2023-FINAL.pdf . Accessed June 2024.

Simi Valley Unified School District (SVUSD). 2024. School Boundary Map. https://www.simivalleyusd.org/about-simi-schools/school-boundary-maps. Accessed June 2024.

Southern California Association of Governments (SCAG). April 4, 2024. Connect SoCal 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy. https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1714175547. Accessed May 2024.

State Water Resources Control Board (SWRCB). 2024. Geotracker. https://geotracker.waterboards.ca.gov/ . Accessed June 2024.

United States Census Bureau. 2023. City of Simi Valley Quick Facts. https://www.census.gov/quickfacts/fact/table/venturacountycalifornia,simivalleycitycalifornia/POP715222 . Accessed June 2024.

United States Environmental Protection Agency. 2024. Regulations for Emissions from Vehicles and Engines. https://www.epa.gov/regulations-emissions-vehicles-and-engines/regulations-emissions-heavy-equipment-compression. Accessed June 2024.

United States Fish and Wildlife Service (USFWS). 2024a. Critical Habitat for Threatened and Endangered Species. https://fws.maps.arcgis.com/apps/mapviewer/index.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77. Accessed May 2024.

_____. 2024b. National Wetlands Inventory. https://www.fws.gov/program/national-wetlands-inventory. Accessed May 2024.

United States Geological Survey. 2024. U.S. Quarternary Faults. https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf. Accessed June 2024.

Ventura County Air Pollution Control District (VCAPCD). October 2003. Ventura County Air Quality Assessment Guidelines. http://www.vcapcd.org/pubs/Planning/VCAQGuidelines.pdf. Accessed May 2024.

_____. 2011. Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County. https://www.dtsc-ssfl.com/files/lib_cega/ref_draft_peir/Chap4_6-GrnhouseGas/68349_VCAPCD_2011_-_GHG_Thresholds_Options.pdf . Accessed June 2024.

Ventura County Fire Department (VCFD). 2024. Website Home. https://vcfd.org/about-vcfd/ . Accessed June 2024.

Waterworks District No. 8, City of Simi Valley (VCWWD8). 2021. 2020 Urban Water Management Plan. https://www.simivalley.org/home/showpublisheddocument/23836/637692800991770000 . Accessed June 2024.

XXII. LIST OF APPENDICES:

Appendix A: Air Quality, Greenhouse Gas, and Energy Impact Study
Appendix B: Traffic Impact Analysis
Appendix C: Tree Report and California Natural Diversity Database (CNDDB) Results
Appendix D: Cultural Resources Study and Historic Structure Assessment
Appendix E: Geotechnical Investigation
Appendix F: Paleontological Assessment
Appendix G: Preliminary Drainage Report
Appendix H: Noise Study and Technical Information
Appendix I: Simi Valley 2030 General Plan Update: Chapter 5, Mobility and Infrastructure

LIST BELOW THE PERSON OR PERSONS WHO PREPARED OR PARTICIPATED IN THE PREPARATION OF THE INITIAL STUDY.

Case Planner:	Elizabeth Richardson
Environmental Planners:	Greg Martin, Rincon Consultants
	Yasaman Samsamshariat, Rincon Consultants
Project Engineer:	Brent Siemer
Traffic Engineer:	Justin Link