



CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

REVIEW PERIOD: May 29 – June 18, 2019

TO: All Interested Parties

FROM: Department of Environmental Services

SUBJECT: REQUEST FOR REVIEW OF THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR GPA-102/SP-S-7, AMD#27/Z-S-742/CUP-S-823, TO CONSTRUCT TWO INDUSTRIAL BUILDINGS ON A 2.87-ACRE PARCEL, AT THE SOUTH SIDE OF E. COCHRAN STREET, 1,000 FEET WEST OF CAPPER LANE (600-620 E. COCHRAN STREET)

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

Monica Dionne
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063-2100
(805) 583-6342
mdionne@simivalley.org

Copies sent to:

City Council (5)
City Manager
City Attorney's Office
Planning Commission (5)

Simi Valley Library (2)

County of Ventura
Fire Protection District

City Departments:

Other Government Agencies
Calleguas Municipal Water District
Rancho Simi Recreation and Park District

City Manager's Office
City Clerk

Environmental Services
Interim Director
Deputy ES Director/City Planner
Case Planner, J. Santos
Environmental Planner, M. Dionne
Recording Secretary
Counter Copy

Applicant:
Richard D. & Kathleen Parkinson
(818) 674-9661

Community Services
Neighborhood Council Coordinator
Neighborhood Council 1



CITY OF SIMI VALLEY
MITIGATED NEGATIVE DECLARATION
(NO SIGNIFICANT IMPACT ON THE ENVIRONMENT)

REVIEW PERIOD: May 29 – June 18, 2019

APPLICANT: Richard D. & Kathleen Parkinson

CASE PLANNER: Jennifer Santos

ENVIRONMENTAL
PLANNER: Monica Dionne

PROJECT DESIGNATION: GPA-102/SP-S-7, AMD #27/Z-S-742/CUP-S-823

PROJECT DESCRIPTION:

A request for a General Plan Amendment (GPA-102) to change the General Plan land use designation from General Commercial to Industrial on a 2.87-acre parcel; a Specific Plan Amendment (SP-S-7, AMD #27) to change the West End Specific Plan land use designation from Subregional Retail to General Industrial; a Zone Change (Z-S-742) to change the Zoning designation from Subregional Retail (Specific Plan) to General Industrial (Specific Plan); and a Conditional Use Permit (CUP-S-823) to construct two industrial buildings that total 31,124 square feet for a general contracting business.

PROJECT LOCATION: South side of E. Cochran Street, 1,000 feet west of Capper Lane (600-620 E. Cochran Street)

On the basis of the Initial Study for the project, it has been determined that the 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 project by the applicant:

MM-1 In the event that Native American Tribal Cultural Resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The Fernand o Tataviam Band of Mission Indians (FTBMI) shall be contacted to consult if any such find occurs. The archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the applicant, Lead Agency, and FTBMI. Should monitoring be required, the archaeologist will have the authority to request ground disturbing activities cease within the immediate area of a discovery to assess potential finds in real time.

MM-2 The Applicant shall, in good faith, consult with the Fernand o Tataviam Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials if encountered during the Project grading.

MM-3 If human remains or funerary objects are encountered during project grading activities, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Los Angeles County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" for purposes of receiving notification of discovery. A representative from the Fernandefio Tataviam Band of Mission Indians shall be contacted and consulted regarding the find. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None



Monica Dionne, Assistant Planner

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

1. Project Title: GPA-102/SP-S-7, AMD#27/Z-S-742/CUP-S-823

2. Lead Agency Name and Address:

City of Simi Valley
2929 Tapo Canyon Rd.
Simi Valley, CA 93063

3. Contact Person, Email Address and Phone Number:

Monica Dionne, Assistant Planner
Mdionne@SimiValley.org
(805) 583-6342

4. Project Location:

South side of E. Cochran Street, 1,000 feet west of Capper Lane (600-620 E. Cochran Street)

5. Project Sponsors:

Richard D. & Kathleen Parkinson
771 Chambers Lane, Unit 300
Simi Valley, CA 93065

6. General Plan Designation:

General Commercial

7. Zoning:

Subregional Retail (West End Specific Plan)

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

A request for a General Plan Amendment (GPA-102) to change the General Plan land use designation from General Commercial to Industrial on a 2.87-acre parcel; a Specific Plan Amendment (SP-S-7, AMD #27) to change the West End Specific Plan land use designation from Subregional Retail to General Industrial; a Zone Change (Z-S-742) to change the Zoning designation from Subregional Retail (Specific Plan) to General Industrial (Specific Plan); and a Conditional Use Permit (CUP-S-823) to construct two industrial buildings that total 31,124 square feet for a general contracting business.

9. Surrounding Land Uses and Setting:

The 2.87-acre site is vacant. It is bordered by Cochran Street to the north with a Home Depot store beyond and industrial buildings to the northeast. The Southern Pacific Railroad tracks border the site to the south and southwest with vacant and developed, industrial zoned land beyond. An industrial building is located east of the project site.

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

None

11. Date Deemed Complete/Ready to Process: March 20, 2019

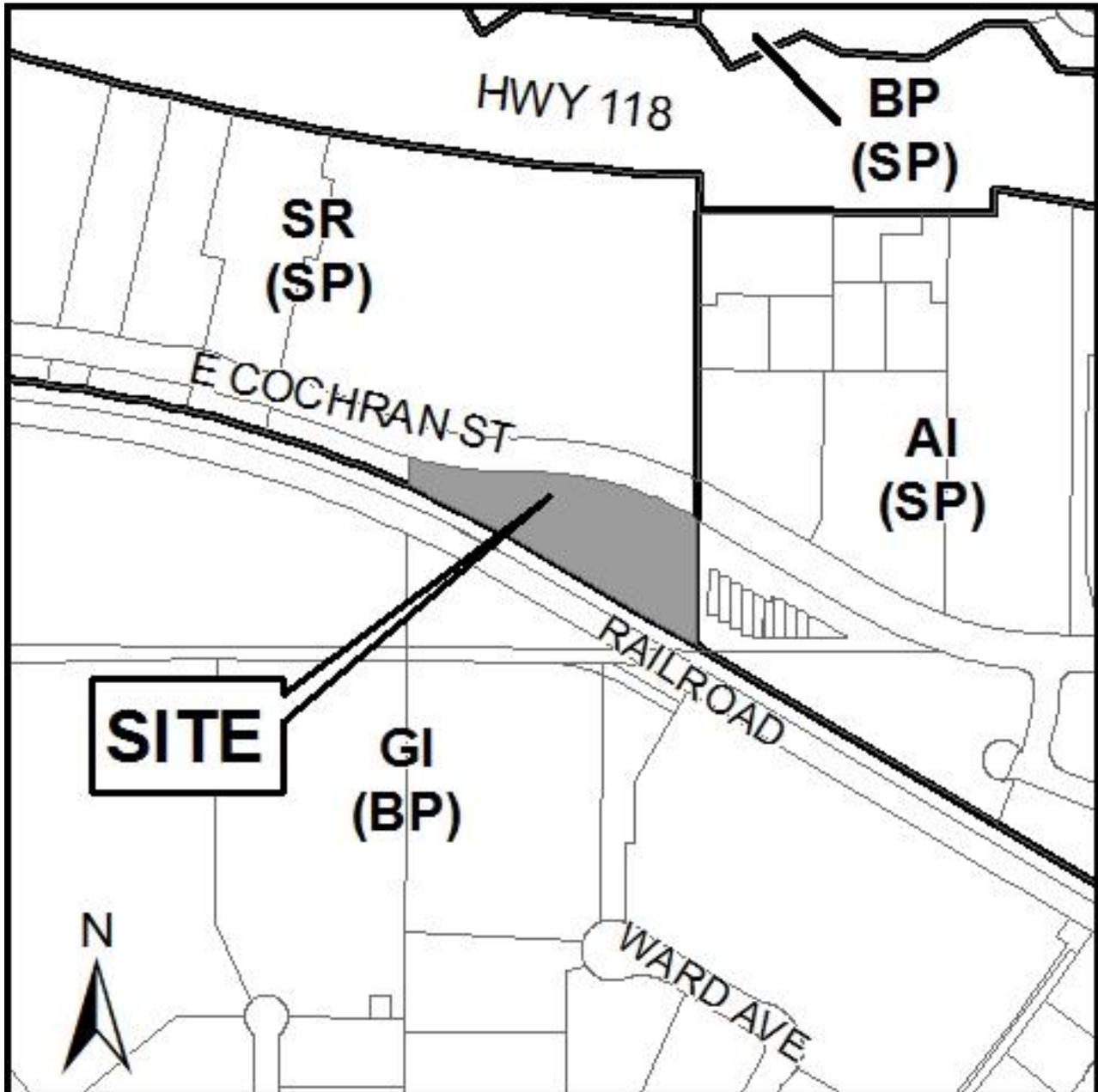
12. A site inspection was performed on:

Date: March 25, 2019 By: Lauren Funaiolo, Senior Planner

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

<u>YES</u>	Traffic Study
<u>NO</u>	Noise Study
<u>YES</u>	Geotechnical Study
<u>YES</u>	Hydrology Study
<u>YES</u>	Tree Study and Appraisal (pursuant to Section 9-38 et seq. SVMC)
<u>NO</u>	Biological Study
<u>NO</u>	Rare, Threatened and Endangered Species Survey
<u>NO</u>	Wetlands Delineation Study
<u>NO</u>	Archaeological Study
<u>NO</u>	Historical Study
<u>NO</u>	Other (List) _____

14. Location Map



15. Aerial Photograph



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Indicate either "Yes" or "No" in terms of which factors listed below would involve one or more "Potentially Significant Impact(s)":

<u>No</u>	Aesthetics	<u>No</u>	Mineral Resources
<u>No</u>	Air Quality	<u>No</u>	Noise
<u>No</u>	Biological Resources	<u>No</u>	Population/Housing
<u>No</u>	Cultural Resources	<u>No</u>	Public Services
<u>No</u>	Geology/Soils	<u>No</u>	Recreation
<u>No</u>	Greenhouse Gas Emissions	<u>No</u>	Transportation/Traffic
<u>No</u>	Hazards & Hazardous Materials	<u>No</u>	Utilities/Service Systems
<u>No</u>	Hydrology/Water Quality	<u>No</u>	Mandatory Findings of Significance
<u>No</u>	Land Use/Planning		

DETERMINATION:

On the basis of this initial evaluation:

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 to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

5/23/19
Date



Monica Dionne, Assistant Planner for Stratis Perros, Deputy
Environmental Services Director/City Planner

Issues and Supporting Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees and rock outcroppings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(a-d) The environmental planner conducted a site visit to evaluate the project's impact on the site, surrounding land uses, scenic vistas, scenic resources, and the existing visual character. The project site is located on the valley floor and is surrounded by urban uses. Based on the site visit by the environmental planner, there are no rock outcroppings, or scenic resources, in the proposed project area. Mature trees will be removed to construct the project. However, specimen-size replacement trees will be planted with the project landscaping. Therefore, the project would not obstruct any scenic vistas or degrade the existing visual character or quality of the site and its surroundings and there is a less than significant impact on the environment from an adverse impact to scenic resources or the visual character of the site and its surroundings.

II. AIR QUALITY:

The significance criteria established by the City or the Ventura County Air Pollution Control District may be relied upon to make the following determinations.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the Ventura County Air Quality Management Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in emissions from the project at the estimated date of completion of the project which would exceed recommended Ventura County air quality thresholds of either reactive organic compounds (ROG) or oxides of nitrogen (NOx)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors, i.e., young children, the elderly, and hospital patients, to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(a-d) The "Ventura County Air Quality Assessment Guidelines" (Ref. #3) prepared and released by the Ventura County Air Pollution Control District (APCD), is an advisory

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document that provides a framework for preparing air quality evaluations for environmental documents required by CEQA. Within the Guidelines, Section 3.3 Recommended Significance Criteria, provides thresholds for determining the significance of air quality impacts.

ROG and NOx are emitted by mobile and stationary sources associated with projects. When exposed to sunlight, the photochemical reaction results in formation of air pollution, including ozone. Based on the California Air Resources Board CalEEMod air quality analysis program, the project would generate 1.08 pounds per day of ROG and 0.56 pounds per day of NOx. These quantities do not exceed the threshold of 25 pounds per day of ROG or NOx. In addition to project specific thresholds, Section 3.3.1 provides the following criteria for determining the significance of cumulative air quality impacts: "A project with emissions of two pounds per day or greater of ROG, or two pounds per day of NOx that is found to be inconsistent with the Air Quality Management Plan (AQMP) will have a significant cumulative adverse air quality impact." (Ref. #3, Pg. 3-3). Since the project would not exceed two pounds per day of ROG and NOx, the project would not have a significant cumulative air quality impact.

The AQMP considers regional population forecasts developed by the Southern California Association of Governments (SCAG). SCAG's most recent population forecast was adopted in April 2016 as part of the 2016-2040 *Regional Transportation Plan/Sustainable Communities Strategy*. The 2016 SCAG growth forecast projects a population in Simi Valley of 142,200 people for 2040. This project is not residential and would not result in an increase in population. Development of the project will not obstruct implementation of the AQMP or attainment of state or federal air quality standards. Therefore, there is no potential for a significant impact to the environment from an impact on air quality and there is no conflict with the Ventura County Air Quality Management Plan.

e) Create objectionable odors affecting a substantial number of people?

The project site is in an area containing existing industrial and office uses, with the nearest residences and other sensitive receptors located 2,400 feet away. The project itself will not generate substantial concentrations of pollution. Therefore, construction and operation of this project would not result in a potentially significant impact from objectionable odors affecting a substantial number of people.

III. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

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

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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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?

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

(a-e) Based on a site visit by the environmental planner, the property is previously graded land. There is no native habitat and no sensitive plants or endangered wildlife species on the property. There are no aquatic resources that would be regulated by any state or federal agencies. Therefore, there is no potential for a significant impact to the environment from an impact on sensitive biological resources.

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

The project site contains 17 mature trees that would be removed by the project. A tree report was prepared for the site to determine the health and value of the trees (Ref. #38). The report was reviewed by the City's consulting arborist, who concurred with its assessment. The project will be required to provide replacement landscaping trees with a value equal to the value of the removed trees. Therefore, the project would not conflict with the City's Tree Preservation Ordinance.

IV. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as identified in State CEQA Guidelines Section 15064.5?

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

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

(a-d) The entire project site was previously graded with the construction of Cochran Street and the neighboring developments. Consequently, it is unlikely that any significant cultural or paleontological resources would remain on the site. However, to comply with state laws SB18 and AB52, the City invited local interested tribes to consult on the project. The Fernandeano Tatavium Tribe of Mission Indians requested consultation. The tribe reviewed the project and requested that the following mitigation measures be incorporated into the project:

MM-1 In the event that Native American Tribal Cultural Resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer)

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shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The Fernandeano Tataviam Band of Mission Indians (FTBMI) shall be contacted to consult if any such find occurs. The archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the applicant, Lead Agency, and FTBMI. Should monitoring be required, the archaeologist will have the authority to request ground disturbing activities cease within the immediate area of a discovery to assess potential finds in real time.

MM-2 The Applicant shall, in good faith, consult with the Fernandeano Tataviam Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials if encountered during the Project grading.

MM-3 If human remains or funerary objects are encountered during project grading activities, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Los Angeles County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” for purposes of receiving notification of discovery. A representative from the Fernandeano Tataviam Band of Mission Indians shall be contacted and consulted regarding the find. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Therefore, based on implementation of the above mitigation, there is no potential for a significant impact to the environment from a substantial adverse impact to historical resources, archaeological resources, paleontological resources, or human remains.

V. GEOLOGY AND SOILS: Would the project:

- a) Expose people or structures to 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.

According to the preliminary geotechnical report for the project (Ref. #35), the subject site is crossed by the Alquist-Priolo zone. Extensive investigations were conducted to locate the fault (Ref #36). The report concludes that the fault is located northwest of the area where the buildings are proposed to be constructed and that adequate setback distance has been provided to comply with the requirements of the Alquist-Priolo act. Based on compliance with the Alquist-Priolo Act, there would not be a potential for a significant impact on the environment.

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- ii) Strong seismic ground shaking?
- iii) Seismic-related ground failure, including liquefaction?

(ii, iii) According to the preliminary geotechnical report for the project (Ref. #35), the subject site is located in an area subject to strong ground-shaking from earthquakes and liquefaction. The report states that the site is suitable for the proposed construction, provided that the geotechnical engineering recommendations included in the report are implemented. Those recommendations will be required by the Department of Public Works with the issuance of a grading permit for the project. In addition, the California Building Code prescribes procedures for earthquake resistant design which include considerations for seismic zoning. Therefore, there is no potential for a significant impact to the environment from strong seismic ground shaking or liquefaction.

- iv) Landslides?

Based on the site inspection, the site is not near slopes and landslides do not pose a significant risk to the site. In addition, the property is not identified as an area subject to landslides on the State of California Seismic Hazard Zones Map (Ref. #8). Therefore, there is no potential for a significant impact to the environment from landslides.

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

The project site would result in two new industrial buildings with associated driveways, parking areas, walkways and landscaping. This will reduce the amount of exposed soil that could be eroded. In addition, the project is required to adhere to Section 9-63.030.c (Grading & Erosion Control) of the Simi Valley Municipal Code. The purpose of this code is to prevent siltation, protect off-site property, and prevent soil loss during grading. Therefore, there is a less than significant impact on the environment from substantial soil erosion or loss of topsoil.

- 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?
- d) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?

(c, d) The geotechnical site evaluation of the property (Ref. #35) evaluated the suitability of the site soils for the proposed construction. The report states that with the proposed removal and recompaction of soil below the foundations, that the site will not pose a significant risk to the proposed structures. Therefore, there is no potential for a significant impact to the environment from liquefaction, lateral spreading, or settlement.

- 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 proposed project will connect to the existing sewer system and is not proposing the use of septic tanks or alternative wastewater disposal system. Therefore, there is no potential for

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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a significant impact to the environment from soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

VI. 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) The City of Simi Valley relies upon the expert guidance of the Ventura County Air Pollution Control District (VCAPCD) regarding the methodology and thresholds of significance for the evaluation of air quality impacts within Ventura County. Greenhouse Gas (GHG) emissions are air pollutants that are subject to local control by the VCAPCD. As such, the City looks to the VCAPCD for guidance in the evaluation of GHG impacts. In September 2011, the Ventura County Air Pollution Control Board requested that VCAPCD staff report back on possible GHG significance thresholds for evaluating GHG impacts of land use projects in Ventura County under CEQA. VCAPCD staff responded to this request by preparing a report entitled Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County. This report presents a number of options for GHG significance thresholds and summarizes the most prominent approaches and options either adopted or being considered by all other air districts throughout California. Similar to other air districts, VCAPCD staff members are considering a tiered approach with the main components involving consistency with a locally adopted GHG reduction plan followed by a bright-line threshold for land use projects that would capture 90 percent of project GHG emissions. The South Coast Air Quality Management District (SCAQMD) also uses these strategies for land use projects.

As part of the General Plan update, the City has adopted a Climate Action Plan (SV-CAP) that includes a baseline GHG emissions inventory, a methodology for tracking and reporting emissions in the future, and recommendations for GHG reduction strategies as a foundation for these efforts. The SV-CAP focuses on the various goals and policies of the General Plan relative to GHG gas emissions. The SV-CAP is designed to ensure that the impact of future development on air quality and energy resources is minimized and that land use decisions made by the City and internal operations within the City are consistent with adopted state legislation. The SV-CAP identifies energy reduction measures, including a requirement that new development exceed 2008 Title 24 Part 6 Energy Standards by 20 percent, and water use reduction measures to reduce water demand by 20 percent. The project will be required to comply with a number of ordinances that implement the goals of the SV-CAP. Simi Valley has adopted an Energy Reach Code, which adopts energy efficiency performance standards that reach higher than is required by Title 24 minimums. The main focus is on efficiency measures that are simple to achieve and enforce, and have the greatest influence on community sustainability. The Reach Code increases energy efficiency requirements for residential and nonresidential structures beyond Title 24, set at 10 and 15 percent respectively for new construction and substantial remodels. Chapter 9-39 of the City of Simi Valley Development Code 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 Water Conservation Program Ordinance (Ordinance 1142) will reduce water consumption within the

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City of Simi Valley through conservation, effective water supply planning, prevention of waste, and will maximize the efficient use of water within the City of Simi Valley. The Water Conservation Ordinance is designed to reduce water use in the City to at least 15 percent below the 2009 baseline. The City is an early adopter of the CALGreen Building Code, which is intended to improve sustainability of the built environment and reduce GHG emissions from new construction. The City's adopting Ordinance 1167 goes further by including a CEC-approved energy reach code, additional landscape water conservation, and increased recycling.

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 AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The Air Quality analysis prepared by the environmental planner indicates that the proposed industrial buildings would emit GHG emissions of approximately 113 metric tons of CO₂e per year. This is less than the SCAQMD screening threshold for mixed use projects of 3,000 MTCO₂e/year. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs and, per SCAQMD's recommended Tier 2 thresholds, impacts related to GHG emissions would be less than significant.

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

(a-c) The storage, handling, or use of any hazardous materials is regulated by state and local regulations. The California Building Code regulates the types and amounts of hazardous substances allowed in conventional structures (Ref. #10). Storage of any amount of hazardous materials is subject to the Fire District and Ventura County regulations. These regulations limit the amount of hazardous materials that can be stored in these facilities in order to ensure public safety is protected. In addition, there are no schools within one-quarter mile of the project site. Therefore, there is no potential for a significant impact to the environment from the routine transport, use, disposal or release of hazardous materials.

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

The project site is not listed on the California Environmental Protection Agency, Department of Toxic Substances Control, Site Mitigation and Brownfields Reuse Program Database (Ref. #16). Therefore, there is no potential for a significant impact to the environment from hazardous materials.

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- e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project would subdivide the property and construct two new industrial buildings within the urban boundary of the City. The site is surrounded by other urban land uses. There is direct access to the site from Cochran Street for emergency response organizations and the property is already included in the City's emergency response and evacuation plan. Development of the property has been anticipated by these plans and there is no need to amend the existing procedures. Therefore, there is no potential for a significant impact to the environment from interference with an adopted emergency response or evacuation plan.

- f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas where residences are intermixed with wildlands?

The project site is not identified as a potential wildfire hazard area as shown on the Fire Hazard map in the City of Simi Valley General Plan (Ref. #12). Therefore, there is no potential for a significant impact to the environment from exposure of people or structures to wildland fires.

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

- a) Violate any water quality standards or waste discharge requirements?

The project would be connected to the existing sewer system and any wastewater would be collected and processed at the City's sanitation plant. Under the conditions of the City's National Pollutant Discharge Elimination System (NPDES) permit, development over 1 acre in size is required to install permanent filtration devices to clean runoff leaving the site. The project will meet the requirements of the latest Stormwater Quality Urban Mitigation Plan (SQUIMP) by installation of Stormwater filtration units meeting the Stormwater Quality Design Flow established by Ventura County. In addition, the standing water within excavation will be handled pursuant to State requirements governing the handling of such construction related groundwater. Based on these conditions, water discharged from site would not violate any water quality standards. Therefore, there is no potential for a significant impact to the environment from violating any water quality standards or waste discharge requirements.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project would receive its domestic water supply from the existing distribution system. There is no proposal to use a well or groundwater from the site. Therefore, there is no potential for a significant impact to the environment from depleting groundwater supplies or interfering substantially with groundwater recharge.

- c) Result in substantial erosion or siltation on or off-site as a result of substantial alteration of the existing drainage pattern of the site or area?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The property is surrounded by existing improvements. According to the Site Hydrology Report for the project (Ref. #37), all storm water flows will be detained before leaving the site. Since on-site drainage will be directed to an on-site detention system that drains to a storm drain and there would be very little exposed soil after construction, the project would not result in substantial soil erosion or siltation. Therefore, there is no potential for a significant impact to the environment from substantial soil erosion or the loss of topsoil.

- d) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

The City requires projects to provide a minimum of 1,000 cubic feet of detention per acre of developed area. According to the Site Hydrology Report (Ref. #37), the project will provide a stormwater detention facility on site. The basin will comply with the City's requirement of 1,000 cubic feet per acre. Therefore, there is no potential for a significant impact to the environment from a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off site.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

After development, the site will drain into an on-site storm drain system. On-site detention will reduce peak flow to the 10-year undeveloped flow rate. The Hydrology report (Ref. #37) concludes that runoff from the site will not significantly impact existing storm drain facilities. Therefore, there is no potential for a significant impact to the environment from creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

- f) Result in discharge from areas of: material storage, vehicle or equipment fueling or maintenance, waste handling, hazardous material handling or storage, delivery or loading, or other outdoor work areas?

- g) Result in storm water discharge that would impair the beneficial uses of the receiving waters or cause significant harm to the biological integrity of waterways or water bodies?

(f, g) The State NPDES MS4 permit requires all new development to treat the "first flush" of all storms. The Stormwater Control Plan submitted for this project has calculated the stormwater volume that must be treated (Ref. #36). Captured storm flows will be pretreated prior to the water leaving the site. Therefore, there is no potential for a significant impact to the environment from substantial additional sources of polluted runoff or substantial degradation of water quality.

- h) Place any structure intended for human habitation within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?

Based on the Flood Insurance Rate map for the project site, the project site is not within an area subject to a 100-year flood hazard area (Ref. #19). Therefore, there is no potential for a significant impact to the environment due to the placement of any structure intended for human habitation within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Based upon a review of the Bard Reservoir inundation map, the property is not located within an area that could be affected by a failure of the Bard Reservoir (Ref. #21). In addition, the site is not within the inundation area for the Las Lajas dam (Ref. #22). Therefore, there is a less than significant impact on the environment from exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

IX. LAND USE AND PLANNING: Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of the City (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Based on a review of the current General Plan, it has been determined that the project is consistent with goals, policies, and implementation measures adopted for avoiding or mitigating an environmental effect. The project complies with all thresholds related to biological resources, stormwater runoff, air quality, noise and traffic generation. All performance standards will continue to apply to development. Therefore, there is no potential for a significant impact on the environment.

X. 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 subsurface soil consists of alluvial soils. According to the Geology and Mineral Resources Study of Southern Ventura County, California, by the California Division of Mines and Geology, there are no known mineral resources of value to the region in alluvium aside from sand and gravel for concrete aggregate (Ref. #23).

The project is located outside the area delineated as the Simi Oil Field on the California Department of Conservation, Division of Oil and Gas, District 2 Oil Field Map (Ref. #25). There are no oil or gas wells located on the property according to the California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, W2-1 (Ref. #24). Locally important mineral resources have been mapped by the State and included in the City's General Plan Land Use Element. The project is located outside the area identified as a natural resource area on the Land Use Map for the City's General Plan. Therefore, there is no potential for a significant impact to the environment from the loss of availability of a regionally, statewide, or locally important mineral resource.

XI. NOISE: Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance?

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- b) The creation of a permanent increase in ambient noise levels in the project vicinity by 10 dB(A) Ldn above levels existing without the project?
- c) A substantial temporary or periodic increase in ambient noise levels, from other than construction related noise, in the project vicinity above levels existing without the project?

(a - c) The environmental planner conducted a site inspection and determined that the project is not adjacent to any noise-sensitive land uses. In addition, no outdoor industrial activities are proposed with the project. Since noise is measured on a logarithmic scale, the project would need to produce 10 times the current amount of traffic (a 1,000 percent increase) in order to increase noise energy by 10 dB(A). A traffic analysis was prepared for the project. (Ref. 34). The analysis concludes that the facility would not generate a 1,000 percent increase in traffic.

Therefore, the project would have no potential for a significant impact from exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, will not cause an increase in ambient noise levels in the project vicinity by 10 dB(A), and will not create a substantial permanent, temporary or periodic increase over noise levels that currently exist on and are created by the industrial land use that currently occupies the site.

XII. POPULATION AND HOUSING: Would the project:

- a) Induce substantial 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)?

The proposal is located in a developed area of the City, with existing land uses adjacent on all sides. The project will not require extension of existing roads, utilities, or other public infrastructure to serve the project site. The project will not result in the creation of residential units. Therefore, the project has no potential to result in a significant impact to the environment by inducing substantial population growth in the area.

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

Based on the site visit by the environmental planner, there are no dwelling units located on the property that would be displaced. Therefore, the project has no potential for an impact to the environment from the displacement of existing dwelling units that would require construction of replacement housing elsewhere.

XIII. PUBLIC SERVICES:

- a) Would the project 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:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The property is located approximately 1.2 miles from Ventura County Fire Station Number 45, located at 790 Pacific Avenue in Simi Valley. The Ventura County Fire Protection District has reviewed the project and determined that with the existing roads, short distance, and level topography from these stations to the site, the personnel and equipment at the fire stations can meet their standard response time of arriving in five minutes by traveling 30 miles per hour.

The Police Department has established acceptable standards for Patrol Officer response times to calls for service in the City. The acceptable response times to emergency calls average 3.2 minutes, and non-emergency response times average 12 minutes. The Police Department tracks response times and is meeting these standards, based on the Department's latest statistics. To maintain these response times to the public, the Police Chief may reconfigure police beat boundaries, adjust deployment schedules for patrol shifts, or request funding for the creation of special task forces to deal with any increase in calls for service due to the proposed project. Therefore, there would be no potential for a substantial impact associated with new facilities or personnel related to police services.

The need for public facilities including schools and parks is based on the demand generated by the population. The project would result in the creation of two industrial buildings. This use is not considered to contribute to a substantial population increase; therefore there would be no potential for a substantial adverse effect on public services or facilities including fire protection, police protection, schools, parks or recreational facilities which could result in significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives.

XIV. 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) Based on the answer to question XII. (Parks), existing park facilities would be able to accommodate any modest increase in park use generated by this project. No recreational facilities are proposed with the project. Therefore, the project would not have the potential to cause a significant impact to the environment from an impact to recreation facilities.

XV. TRANSPORTATION/TRAFFIC: Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system, such as intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Conflict with an applicable congestion management program such as level of service standards and travel demand measures, or other standards established by the local congestion management agency for designated roads or highways?

(a, b) The project site is on Cochran Street and is accessible via an existing sidewalk. Bus service is available within ¼ mile of the site. The City has adopted level of service C as its standard for acceptable intersection operation. According to the traffic report for the project, the proposed industrial buildings would generate 159 average trips per day with 22 trips in the morning peak hour and 20 trips during the evening peak hour (Ref. #34). The report analyzes the potential impacts on the intersections of Cochran St/Madera Rd and Cochran St/First St. Both intersections are predicted to operate at a level of service C or better with the project. Therefore, there is no potential for a significant impact on the environment.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections)?

The Simi Valley Municipal Code Section 9-34.090 has specific design requirements for new access drives. These include minimum standards for width, grade, angle, surface, and clearance. The City of Simi Valley Department of Public Works, Department of Environmental Services, and the Ventura County Fire Protection District have reviewed the project and determined that those standards would be satisfied. Compliance with those design standards protects against the possibility of creating a substantial hazard due to a design feature. Therefore, there is no potential for a significant impact to the environment from a substantial increase in hazards due to a design feature.

d) Result in inadequate access?

Access to the project site would be provided via a driveway connected to Cochran Street. The design has been reviewed by the case planner and the project engineer and determined to meet City standards. Therefore, there is no potential for a significant impact to the environment from inadequate access.

e) Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the safety or performance of such facilities?

The project will provide a sidewalk along its public street frontage. The project has been reviewed by the City's Traffic Engineering Division and it has been determined that the project would not affect any public transit or bicycle facilities. Therefore, there is no potential for a significant impact to the environment from a conflict with adopted policies, plans, or programs supporting alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a, b) 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. This facility is operated in accordance with the requirements of the Regional Water Quality Control Board.

Based on a calculation by the City of Simi Valley Department of Public Works, equivalent dwelling units (EDU) produce 275 gallons of sewage per day. Industrial uses as proposed are assumed to be equivalent to 0.36 dwelling units for each 1,000 square feet of building. Based on this, the project would produce approximately 3,070 gallons of sewage per day. Currently, the City's Wastewater Treatment Plant handles approximately 10 million gallons of sewage per day (mgd). The facility's capacity is 12.5 mgd. The wastewater collection system and the City's water delivery system have not reached capacity. The City's Department of Public Works has reviewed the proposal and determined that 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. Therefore, there would be no potential for a significant impact to the environment from exceeding the wastewater treatment requirements of the Regional Water Quality Control Board or from inadequate capacity of the wastewater treatment provider.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

After development, the site will drain into an on-site storm drain system. On-site infiltration basins will reduce peak flow to the 10-year undeveloped flow rate. The Hydrology report concludes that runoff from the site will not significantly impact existing storm drain facilities. Therefore, there is no potential for a significant impact to the environment from creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The water demand per acre for the industrial buildings, as provided in the Waterworks District Standards, is 2,808 gallons per day per acre. Based on these figures, the new industrial buildings would have a total project water demand of 7,862 gallons per day. Waterworks District #8 supplies water to the project area, and in turn, receives its water supply from the Calleguas Municipal Water Agency (a member agency of the Metropolitan Water District of Southern California). The District has indicated that water supply is adequate for project demands. This will be reviewed subsequently if an application is received for construction of the industrial buildings. The applicant will be required to obtain a will-serve letter from the District in order to move forward with the project. Therefore, there would be no potential for a significant impact to the environment.

e) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

The Simi Valley Landfill and Recycling Center (SVLRC) would serve the proposed project. The SVLRC has a capacity of 123.1 million cubic yards of waste. Based on the maximum permitted disposal rate of 6,000 tons per day (tpd), seven days per week, 358 days per year, the site could operate until 2051 (Ref. #30). Therefore, there is a less than significant impact

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to the environment from an insufficient permitted capacity to accommodate the project's solid waste disposal needs.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to 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, reduce the number or restrict the range of an endangered, rare, or threatened species or eliminate important examples of the major periods of California history or prehistory?

Based on the answers to Section III. a) (Biological Resources) there are no rare or endangered species present on the site and the parcel is not suitable habitat for any wildlife species or community. Since the project is within the urbanized area of the City and is surrounded by development, construction on this site will not degrade the quality of the environment to a point that would threaten any animal or plant species.

Based on the answers to Section IV. (Cultural Resources), Mitigation has been incorporated into the project to reduce potential impacts to cultural resources. There are no historical structures located on the parcel. Therefore, the project will have no impact on the environment from degradation of the quality of the environment, substantial reduction of habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reduction in the number or restriction of the range of an endangered, rare, or threatened species or elimination of important examples of the 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 an individual 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 as defined in Section 15130 of the State CEQA Guidelines?)

According to the Ventura County Air Pollution Control District Air Quality Management Plan (AQMP), if the project is consistent with the AQMP, it would have a less than significant cumulative impact on air quality. The proposed project will generate less emissions than the current condition of the site. Therefore, there is a less than significant cumulative impact on air quality.

In order to address cumulative traffic impacts, the Circulation Element of the General Plan adopted design objectives for the arterial street system. Individual projects are required to provide a circulation analysis and any traffic improvements to meet the design objectives. Since the last update of the General Plan in 2012, the Traffic Model used by the City to determine impacts on the circulation system has been updated each time a General Plan Amendment has been approved so that the model is kept up-to-date. Therefore, there is a less than significant cumulative impact on traffic and transportation.

Every project, including this development, is required to comply with the Countywide National Pollution Distribution Elimination System Permit (NPDES). This includes submitting stormwater drainage designs that comply with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) and calculating the Stormwater Quality Design Flow and Stormwater Quality Design Volume to determine the total amount and flow volume of water

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the design is required to clean. Compliance with these requirements ensures that each project filters the required amount of stormwater contributed to the public drainage system and countywide pollutant concentrations comply with the NPDES permit. Therefore, there is a less than significant cumulative impact on the environment from water pollution.

Since the project is consistent with the Air Quality Management Plan, the National Pollution Distribution Elimination Permit, and the City's traffic model indicates that all intersections affected by the project will operate at LOS "C" or better at buildout of the current General Plan, there is a less than significant impact to the environment from impacts that are individually limited, but cumulatively considerable.

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 answers to questions II. a) - e) the project would not have a significant impact due to pollution, consistency with the Air Quality Management Plan, exposure of sensitive receptors to significant pollution concentrations, or odors. Based on the answers to questions VIII. a) - i), the project would not have a significant impact due to erosion, flooding, and polluted runoff. Based on the answers to questions VII. 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 materials site. Based on the answers to questions V. a) i) - iii), the project would not have a significant impact due to surface rupture, seismic ground failure, or landslides. Based on the answers to questions XI. a) - c), the project would not have a significant impact on the environment due to the exposure of persons to noise levels in excess of standards established in the General Plan, the increase of ambient noise by 10 dB(A), or a substantial temporary or periodic increase in ambient noise levels and with implementation of the proposed mitigation measure for noise. Therefore, there is no potential for a significant impact to the environment from effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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23. California Division of Mines and Geology, Geology and Mineral Resources Study of Southern Ventura County, California, 1973.
24. California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, Map W2-1, June 12, 2001.
25. California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map, March 22, 2001.

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

Case Planner:	Jennifer Santos
Environmental Planners:	Lauren Funaiole
	Monica Dionne