

REVIEW PERIOD: December 30, 2021 – January 19, 2022

TO: All Interested Parties

FROM: Department of Environmental Services

SUBJECT: REQUEST FOR REVIEW OF THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR A PLANNED DEVELOPMENT PERMIT (PD-S-2021-0005), TENTATIVE PARCEL MAP (TP-S-2021-0001) AND AFFORDABLE HOUSING AGREEMENT (AHA-2021-0001) TO DEVELOP A FOUR-STORY MIXED-USE PROJECT CONSISTING OF 280 APARTMENT UNITS AND 4,750 SQUARE FEET OF NEW COMMERCIAL SPACE WITHIN AN EXISTING SHOPPING CENTER, SUBDIVISION OF THE SITE INTO THREE PARCELS, AND INCLUSION OF 14 AFFORDABLE HOUSING UNITS, DEVELOPMENT CONCESSIONS, AND DEVELOPMENT WAIVERS

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:

Claudia Pedroso
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, California 93063
(805) 583-6875 / cpedroso@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 Director/City Planner
Case Planner, C. Pedroso
Environmental Planner, N. Gunasekera
Neighborhood Council Coordinator
Neighborhood Council #2
Recording Secretary
Counter Copy

Public Works Department
Engineering (3)
Utilities
Maintenance
Simi Valley Library (2)

County of Ventura
Watershed Protection District
Fire Protection District
Other Government Agencies
Calleguas Municipal Water District
Rancho Simi Recreation and Park District
Jairo Avila, FTBMI

Applicant: Colby Young
Santa Susana GRF2, LLC
973 Lomas Santa Fe Drive
Solana Beach, CA 92075

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

REVIEW PERIOD: December 30, 2021 – January 19, 2022

APPLICANT: Santa Susana GRF2, LLC
Attn: Colby Young
973 Lomas Santa Fe Drive
Solana Beach, CA 92075

CASE PLANNER: Claudia Pedroso, Principal Planner/Zoning Administrator

ENVIRONMENTAL
PLANNER: Naren Gunasekera, Associate Planner

PROJECT NO.: PD-S-2021-0005 / TP-S-2021-0001 / AHA-2021-0001

PROJECT DESCRIPTION: PLANNED DEVELOPMENT PERMIT (PD-S-2021-0005), TENTATIVE PARCEL MAP (TP-S-2021-0001) AND AFFORDABLE HOUSING AGREEMENT (AHA-2021-0001) TO DEVELOP A FOUR-STORY MIXED-USE PROJECT CONSISTING OF 280 APARTMENT UNITS AND 4,750 SQUARE FEET OF NEW COMMERCIAL SPACE WITHIN AN EXISTING SHOPPING CENTER, SUBDIVISION OF THE SITE INTO THREE PARCELS, AND INCLUSION OF 14 AFFORDABLE HOUSING UNITS, DEVELOPMENT CONCESSIONS, AND DEVELOPMENT WAIVERS.

PROJECT LOCATION: 2196 Tapo 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:

- I-1 During clearing, grading, earthmoving, or excavation operations, excessive fugitive dust emissions must be controlled by regular watering or other dust-preventative measures using the following procedures as specified by the Ventura County Air Pollution Control District (VCAPCD), including, without limitation, VCAPCD Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust):
 - i. On-site vehicle speed must not exceed 15 miles per hour (the Project site will contain posted signs with the speed limit).
 - ii. All on-site construction roads with vehicle traffic must be watered periodically.

- iii. Streets adjacent to the Project site must be swept as needed to remove silt that may have accumulated from construction activities to prevent excessive amounts of dust.
 - iv. All material excavated or graded must be sufficiently watered to prevent excessive amounts of dust. Watering must occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.
 - v. All clearing, grading, earthmoving, or excavation activities must cease during periods of high winds (i.e., greater than 25 miles per hour averaged over 1 hour) to prevent excessive amounts of dust (contact the VCAPCD meteorologist for current information about average wind speeds).
 - vi. All material transported off site must be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - vii. The area disturbed by clearing, grading, earthmoving, or excavation operations must be minimized to prevent excessive amounts of dust. These control techniques must be indicated on Project grading plans. The Applicant and/or its contractor must be responsible for implementing these measures, and compliance with this measure will be subject to periodic site inspections by the City.
- I-2 Project grading plans must show that for the duration of construction, ozone precursor emissions from construction equipment vehicles must be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the Public Works Department.
- I-3 Construction equipment must be outfitted with Best Available Control Technology devices, including a California Air Resources Board–certified Level 3 Diesel Particulate Filter or equivalent control device.
- I-4 All trucks that will haul excavated or graded material on site must comply with California Vehicle Code Section 23114, with special attention to subsections 23114(b)(2)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- I-5 The construction contractor must adhere to VCAPCD Rule 74.2 (Architectural Coatings) for limiting volatile organic compounds from architectural coatings. This rule specifies requirements for storage, clean up, and labeling of architectural coatings.
- I-6 For all construction-related activities, noise-attenuation techniques must be employed as needed to ensure that noise remains as low as possible during construction. The following noise-attenuation techniques must be incorporated into contract specifications to reduce the impact of construction noise:

- i. Ensure that construction equipment is properly muffled according to industry standards and in good working condition.
- ii. Place noise-generating construction equipment and locate construction-staging areas away from sensitive uses, where feasible.
- iii. Schedule high noise-producing activities between the hours of 7:00 AM and 5:00 PM to minimize disruption on sensitive uses.
- iv. Implement noise attenuation measures, to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- v. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- vi. All stationary construction equipment (e.g., air compressors, generators, impact wrenches, etc.) must be operated as far away from residential uses as possible and must be shielded with temporary sound barriers, sound aprons, or sound skins.
- vii. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than five minutes.

Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent must investigate, take appropriate corrective action, and report the action taken to the reporting party.

- I-7 The Project Applicant shall retain a professional Native American monitor procured by the Gabrieleno/Tongva San Gabriel Band of Mission Indians (GTIOC) to observe all ground disturbance activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work. If cultural resources are encountered, the Native American monitor will have the authority to request ground disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time.
- I-8 In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) must cease and a qualified archaeologist, meeting Secretary of Interior standards, must assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment period. The Fernandño Tataviam Band of Mission Indians (FTBMI) must also be contacted (Contact Phone: (818) 837-0794; Email: thcp@tataviam-nsn.us) regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes the initial assessment of the nature of the find, so as to provide tribal input with regards to significance and treatment.

- I-9 The Applicant must, in good faith, consult with the GTIOC and FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground-disturbing activities.
- I-10 The Applicant must submit an AB3205 Form to the Ventura County Air Pollution Control District (APCD) for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, Asbestos – Demolition and Renovation.

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None

Sean Gibson, Deputy Environmental Services
Director/City Planner, for Naren Gunasekera,
Associate Planner

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

1. Project Title: PD-S-2021-0005/TP-S-2021-0001/
AHA-2021-0001 (Santa Susana Plaza)
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: Claudia Pedroso
Principal Planner/Zoning Administrator
(805) 583-6875
cpedroso@simivalley.org
4. Project Location: 2196 Tapo Street
5. Project Sponsor's Name and Address: Santa Susana GRF2, LLC
Attn: Colby Young
973 Lomas Santa Fe Drive
Solana Beach, CA 92075
6. Current General Plan Designation: Mixed-Use
7. Current Zoning: Commercial Planned Development with
Tapo Area Planning Overlay (TAPO), Mixed
Use Overlay Districts [CPD (TAPO) (MU)]
8. Description of Project:

The Applicant, Santa Susana GRF2. LLC, proposes to construct a four-story Mixed-Use development consisting of 280 apartment units, 4,750 square feet of commercial space, located at 2196 Tapo St. eliminating 59,801 square feet of the existing 147,587 square foot Santa Susana Shopping Center which will be partially re-developed for the project. The re-developed area will be located at the north portion of the existing shopping center, just south of the Taco Bell restaurant and Shell gas station.

The apartment complex consists of the following unit breakdowns:

- 165 one-bedroom units
- 63 two-bedroom units
- 42 studios
- 10 live-work units

Fourteen units (5%) will be set aside as affordable units for the very-low income qualified renters.

The project will include amenities for the residents such as gym, pool, roof terrace, common areas, and a private park that is open to the public.

The request includes a parcel map to subdivide the subject property into three parcels. Parcel 1 will be 0.69 acres, Parcel 2 will be 5.33 acres, and Parcel 3 will be 8.55 acres.

Affordable Housing

The Applicant is providing 14 affordable housing units for the very-low income qualified renters (5%). Per California Government Code, Section 65915, this qualifies the project for modified parking requirements, one incentive, and multiple waivers as long as the waivers do not impose a life or safety hazard.

The Applicant has requested an incentive to allow four stories instead of three stories and proposes to mitigate the additional story by providing additional building setbacks for the third and fourth story (Figures 2 and 3). Waivers include reduced rear setback, reduced number of bike storage, reduced required storage for the apartment units, reduced parking stall dimensions, and reduced outdoor private open space for some of the units.

9. Surrounding Land Uses and Setting:

The site consists of 14.57 acres and is generally flat with infrastructure in place. The site is currently developed and contains the Santa Susana Plaza/Town Center Site which was constructed in 1967.

North of the site is a service station with a car wash with a drive-through restaurant and Cochran Street beyond. To the south, there is a commercial center with Alpine Street beyond that. To the west is Tapo Street with a commercial center and a drive-through restaurant beyond. Duplex residential units are located to the east.

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

None

11. Date Deemed Complete/Ready to Process: November 3, 2021

12. A site inspection was performed on:

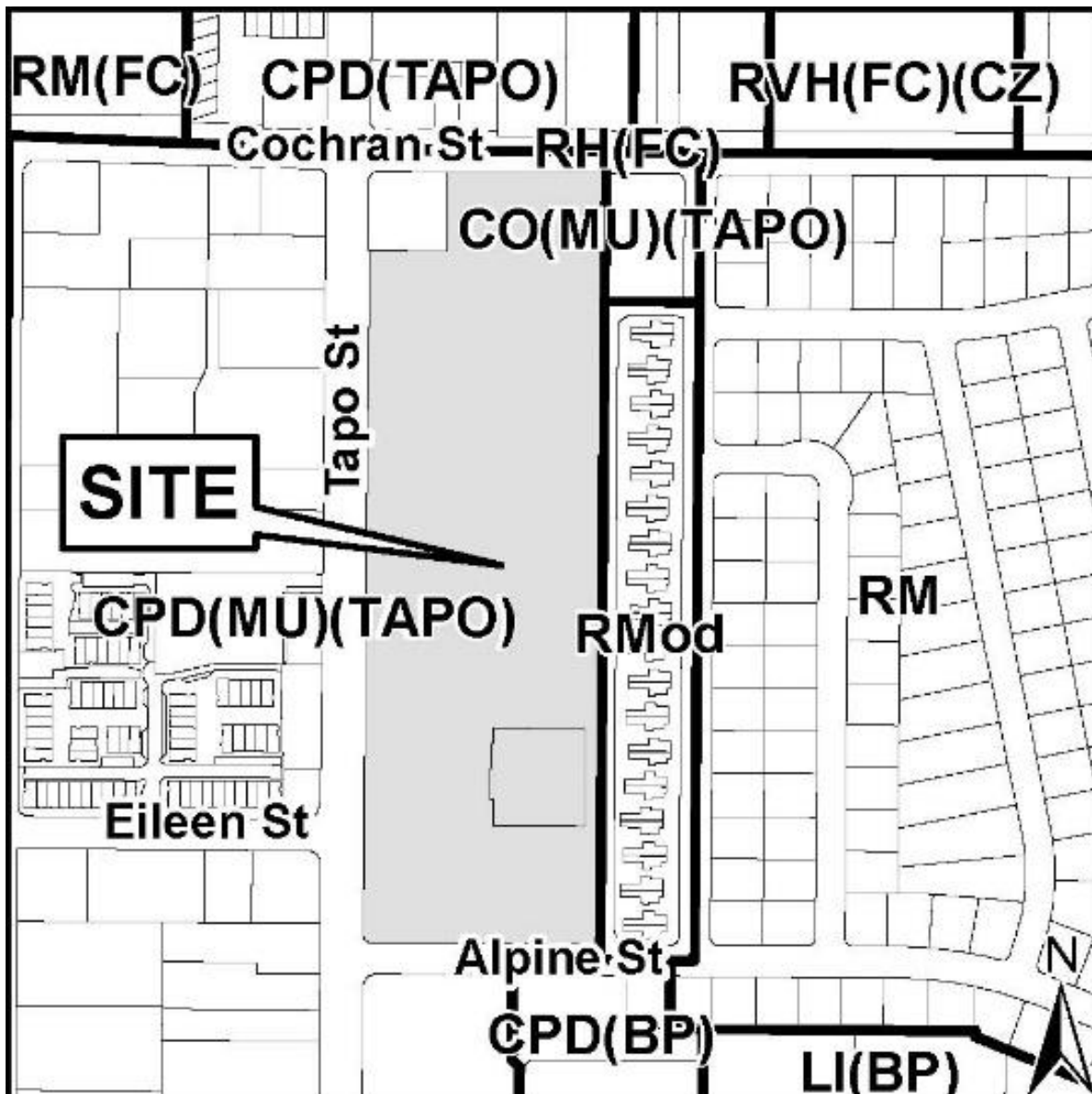
Date: 12/10/2021

By: Naren Gunasekera, Associate Planner

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

<u>Yes</u>	Traffic Study
<u>Yes</u>	Noise Study
<u>Yes</u>	Geotechnical Study
<u>Yes</u>	Hydrology Study
<u>Yes</u>	Tree Study and Appraisal (pursuant to SVMC Section 9-38 et seq.)
<u>No</u>	Biological Study
<u>No</u>	Rare, Threatened and Endangered Species Survey
<u>No</u>	Wetlands Delineation Study
<u>Yes</u>	Archaeological/Cultural Resource Study
<u>No</u>	Historical Study
<u>Yes</u>	Other (List): <u>Air Quality and Greenhouse Gas Study/Sewer Capacity Report</u>

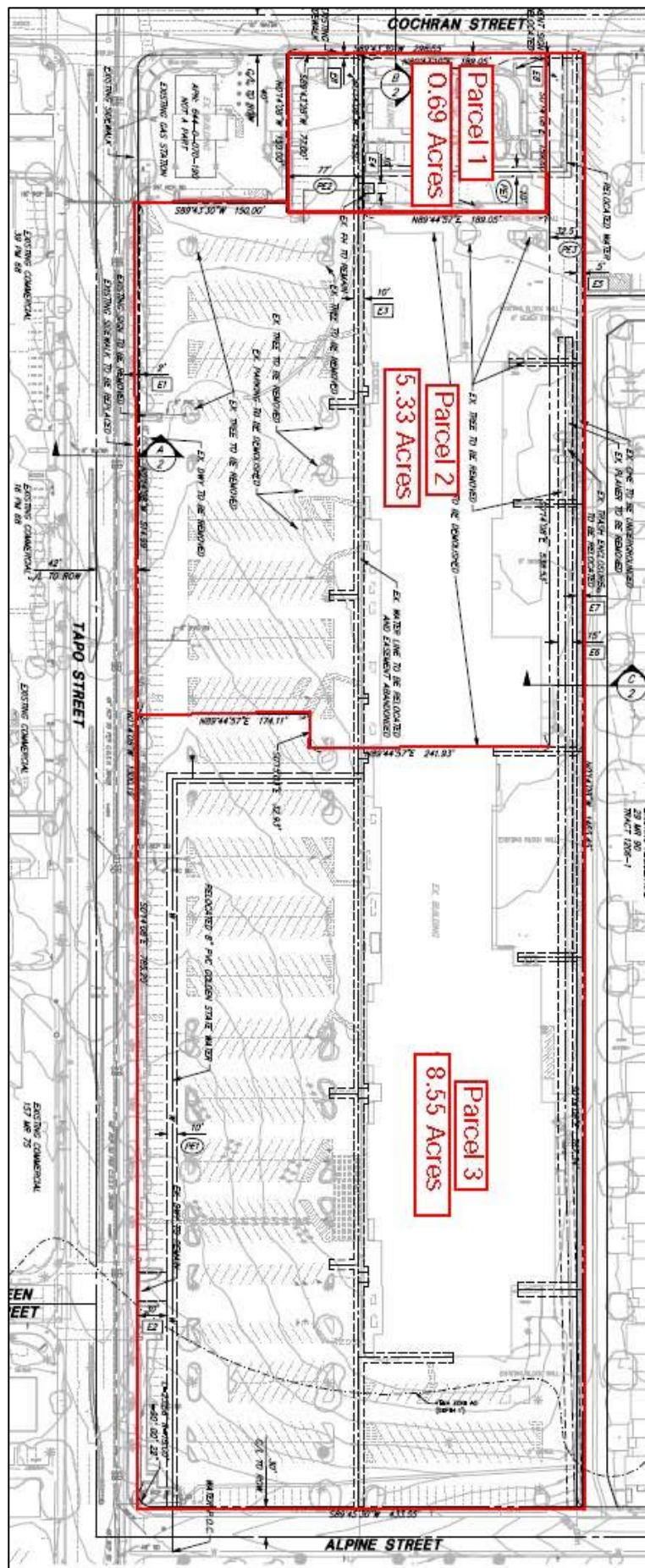
14. Location Map



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:

<u>No</u>	Aesthetics	<u>No</u>	Mineral Resources
<u>No</u>	Agriculture and Forestry	<u>Yes</u>	Noise
<u>Yes</u>	Air Quality	<u>No</u>	Population/Housing
<u>No</u>	Biological Resources	<u>No</u>	Public Services
<u>No</u>	Cultural Resources	<u>No</u>	Recreation
<u>No</u>	Energy	<u>No</u>	Transportation
<u>No</u>	Geology/Soils/(Paleontology)	<u>Yes</u>	Tribal Cultural Resources
<u>No</u>	Greenhouse Gas Emissions	<u>No</u>	Utilities/Service Systems
<u>No</u>	Hazards & Hazardous Materials	<u>No</u>	Wildfire
<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 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.

Date

Sean Gibson, Deputy Environmental Services Director/City Planner

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Issues and Supporting Sources:

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:

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

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 site is flat, previously graded, and contains the Santa Susana Shopping Center, a 147,587 square foot commercial building. Based on a review of the site plan for the project, a four-story Mixed-Use development consisting of 280 apartment units, 4,750 square feet of commercial space will be constructed on the north portion of the existing shopping center. In addition, the project site is located on the valley floor, surrounded by urban uses, and the area is previously graded. 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.

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

Based on the site visit by the environmental planner, there are no rock outcroppings, or scenic resources, in the proposed project area. According to the Cultural Resources Report prepared for the project (Ref. #35), there are no historic buildings on the site. Therefore, there is no potential for a significant impact to the environment from an impact on trees or rock outcroppings.

- 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 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 is within an urbanized area and is subject to the City's Design Guidelines and tree protection ordinance to ensure the visual character of the site and public views of the site and its surroundings will be maintained to a high standard. Mature trees will be removed to construct the project; however, specimen-size replacement trees will be planted with the project landscaping. The project will need to comply with the City's Design Guidelines for conceptual approval and the site's landscaping will need to meet the City's Landscape Design Guidelines. As such the project would not conflict with any applicable zoning and other regulations governing scenic quality.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 the apartment complex. For any new lighting installed, the applicant is required to submit an exterior lighting (photometric) plan pursuant to Simi Valley Municipal Code Section 9-30.040.C.1. (Ref. #1). This plan shall 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 in order to eliminate illumination or glare from the project onto adjacent properties, freeway, or streets. Therefore, there is 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 section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 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 located in an urbanized area of the city. According to the California Department of Conservation, the project site and surrounding area is designated as Urban and Built-Up Land and, therefore, is not subject to a Williamson Act contract. The nearest land under a Williamson Act contract is located approximately four miles north of the project site. The project 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 uses. Furthermore, the project would not conflict with agricultural, forest land, or timberland zoning. Therefore, no impacts would occur to the environment from the loss of agricultural and forestry resources.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. 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?
- 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?
- c) Expose sensitive receptors to substantial pollutant concentrations?

(a-c) The “Ventura County Air Quality Assessment Guidelines” (Ref. #3) prepared and released by the Ventura County Air Pollution Control District (VCAPCD), is an advisory document that provides a framework for preparing air quality evaluations for environmental documents required by the California Environmental Quality Act (CEQA). Within the Guidelines, Section 3.3 Recommended Significance Criteria, provides thresholds for determining the significance of air quality impacts.

Reactive Organic Gases (ROG) (Volatile Organic Compounds) and NOx (Nitrogen Oxides) 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 (CARB) CalEEMod air quality analysis program and the Air Quality study provided by the Applicant (Ref. #36), the project would have a net generation of 10 pounds per day of Volatile Organic Compounds and under 1 pound per day of NOx. The use of the net generation value is appropriate as the site is already developed with an existing shopping center, which will be replaced by the mixed use building. CEQA’s definition of a project includes a change in the existing setting. The calculated net 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 Ventura County Air Quality Management Plan (VCAQMP) will have a significant cumulative adverse air quality impact.” (Ref. #3, Pg. 3-3). Since the project exceeds two pounds per day of ROG and NOx, a determination of the project’s consistency with the VCAQMP is required. If the project is consistent with the VCAQMP, it does not have a cumulative air quality impact. According to Chapter 4 of the Air Quality Assessment Guidelines, a project is consistent with the VCAQMP if the population increase created by the project, plus the current population, does not exceed the VCAQMP forecasted population (Ref. #3, Pg. 4-2 & 4-5, Sec. 4.2.3.1). Based on the City of Simi Valley Residential Building Permit Finals monthly report, the Equivalent Dwelling Unit (EDU) factor of 2.2 persons per apartment dwelling unit, the project would result in a population increase of 616 people.

The VCAQMP considers regional population forecasts developed by the Southern California Association of Governments (SCAG). SCAG’s most recent population forecast

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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was adopted in September 2020 as part of the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy. The 2020 SCAG growth forecast projects a population in Simi Valley of 137,000 people for 2045. The population increase (616) that could result from the project, in addition to the existing population of 127,100, is within the most recent growth projections of SCAG for the City of Simi Valley. As such, the growth forecast is also within the population growth parameters considered in the VCAQMP, which is updated by the VCAPCD to manage air emissions in the County of Ventura in accordance with local, state, and federal standards. Development of the Project will not obstruct implementation of the VCAQMP 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.

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

VCAPCD considers a sensitive receptor to be a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. Sensitive receptors are identified near sources of air pollution to determine the potential for health hazards. Locations evaluated for exposure to air pollution include, but are not limited to, residences, schools, hospitals, and convalescent facilities.

The project is bordered by commercial and residential uses, including commercial uses to the north along Cochran Street, commercial uses to the south along Tapo Street and Alpine Street, residential uses to the east along Workman Avenue and Bidwell Street, and commercial and retail uses to the west across Tapo Street. The nearest sensitive receptors who may be impacted by emissions of air pollutants due to the Project include the residential uses immediately to the east of the project and to the south west.

During long-term operations, toxic air contaminants could be emitted as part of periodic maintenance operations, cleaning, painting, etc., and from delivery trucks and service vehicles. However, these uses are expected to be occasional and result in minimal exposure to off-site sensitive receptors. Given that the project consists primarily of housing with limited amounts of commercial and retail use, the project would not include sources of substantive toxic air contaminants emissions identified by the VCAPCD- or CARB-siting recommendations.

Construction of the project is the most likely to have potential impacts on sensitive receptors. Construction is expected to take close to a year, with heavy equipment such as excavators, graders, cranes, forklifts, etc. being used. Construction of the project would generate temporary air pollutant emissions. These impacts are associated with fugitive dust (PM10 and PM2.5) and exhaust emissions from heavy duty construction vehicles and soil hauling trucks, in addition to ROG that would be released during the drying phase upon application of architectural coatings.

Project construction would also result in short-term emission of diesel particulate, which is a toxic air contaminant. Given the proximity of residential uses, it is possible that the project could contribute to cumulative health impacts from toxic air contaminants. Therefore, it is conservatively considered that the project would have a potentially significant impact and mitigation is identified below.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The VCAPCD's 25 pounds per day thresholds mentioned previously for ROG and NOx are not intended to be applied to construction emissions since such emissions are temporary. Nevertheless, for construction impacts, the VCAPCD recommends minimizing fugitive dust through dust control measures. Fugitive dust control measures are required by VCAPCD Rule 55 which includes fugitive dust reduction measures such as securing tarps over truck loads and watering to treat bulk material to minimize fugitive dust. For architectural coating VCAPCD requires limits on Volatile Organic Compound (VOC) content, under Rule 74.2 for specific coating categories. Compliance with Rule 55 and Rule 74.2 would ensure that construction emissions would not be generated in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which may endanger the comfort, repose, health, or safety of any such person or the public. In addition, the mitigation measures with regard to dust control, and reducing diesel particulate, as described before have been incorporated into the project.

AQ-1: During clearing, grading, earthmoving, or excavation operations, excessive fugitive dust emissions must be controlled by regular watering or other dust-preventative measures using the following procedures as specified by the Ventura County Air Pollution Control District (VCAPCD), including, without limitation, VCAPCD Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust):

- On-site vehicle speed must not exceed 15 miles per hour (the Project site will contain posted signs with the speed limit).
- All on-site construction roads with vehicle traffic must be watered periodically.
- Streets adjacent to the Project site must be swept as needed to remove silt that may have accumulated from construction activities to prevent excessive amounts of dust.
- All material excavated or graded must be sufficiently watered to prevent excessive amounts of dust. Watering must occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.
- All clearing, grading, earthmoving, or excavation activities must cease during periods of high winds (i.e., greater than 25 miles per hour averaged over 1 hour) to prevent excessive amounts of dust (contact the VCAPCD meteorologist for current information about average wind speeds).
- All material transported off site must be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earthmoving, or excavation operations must be minimized to prevent excessive amounts of dust. These control techniques must be indicated on Project grading plans. The Applicant and/or its contractor must be responsible for implementing these measures, and compliance with this measure will be subject to periodic site inspections by the City.

AQ-2: Project grading plans must show that for the duration of construction, ozone precursor emissions from construction equipment vehicles must be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the Public Works Department.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AQ-3: Construction equipment must be outfitted with Best Available Control Technology devices, including a California Air Resources Board–certified Level 3 Diesel Particulate Filter or equivalent control device.

AQ-4: All trucks that will haul excavated or graded material on site must comply with California Vehicle Code Section 23114, with special attention to subsections 23114 (b)(2)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

AQ-5: The construction contractor must adhere to VCAPCD Rule 74.2 (Architectural Coatings) for limiting volatile organic compounds from architectural coatings. This rule specifies requirements for storage, clean up, and labeling of architectural coatings.

As such, the project will not result in other emissions adversely affecting a substantial number of people

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?
- 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?
- 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 any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 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?

(a-f) Based on a site visit by the environmental planner, the property is within a developed area of the City, on a previously graded developed site. There is no native habitat and no sensitive plant or endangered wildlife species on the project site. 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 biological resources.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the tree report prepared for the project (Ref. #37), the project site contains 27 mature trees, 11 of which would be removed for site improvements. The trees to be removed consist of five magnolia, four Australian willows, one tree of heaven and one diamond leaf pittosporum. The project will be required to provide replacement trees with a value equal to that of the removed trees. Therefore, the project would not conflict with the City's Tree Preservation Ordinance.

Therefore, there is no potential for a significant impact to the environment from adverse effects on biological resources.

V. CULTURAL RESOURCES: Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to 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?

(a-b) The Cultural Resource Study (Ref. #35) confirmed that the subject property is not listed in the Ventura County Historical Landmarks and Points of Interest (Ref. #7). It was also determined that the site did not contain any archaeological resources. Although not previously graded, the site shows evidence of moderate ground disturbance such as vegetation clearing, that would likely have compromised any potential archaeological resources. (However, please refer to Section XVIII. for discussion of Tribal Cultural Resources). Therefore, there is a less than significant impact to the environment from a substantial adverse change to historical resources, archaeological resources.

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

Section 7050.5 of the California Health and Safety Code mandates procedures to be followed when human remains are discovered. This code requirement is implemented for all projects in the City. Therefore, there would be a less than significant no potential for a significant impact to the environment from a disturbance of human remains.

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

(a-b) As part of the General Plan update, the City has adopted a Climate Action Plan (SV-CAP) that identifies energy reduction measures, including a requirement that new development exceed 2008 Title 24 Part 6 Energy Standards by 20 percent, as well as 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.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Refer to further discussion under Greenhouse Gas Emissions, Section VIII. of this document.)

Simi Valley has adopted an Energy Reach Code, which established energy efficiency performance standards that reach higher than those 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 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 adopted Ordinance 1167 goes further by including a California Energy Commission (CEC)-approved energy reach code, additional landscape water conservation, and increased recycling.

Therefore, the project would not result in a significant impact with respect to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

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.

According to the preliminary geotechnical report for the project (Ref. #38), and based on the State of California Earthquake Fault Zones Map (Ref. #9), the property is not located in an Alquist-Priolo Fault zone and no known active faults run through the property. Since there are no known active faults on the property, the proposal would not be impacted by surface rupture. Therefore, there is a less than significant impact to the environment from direct impact of surface rupture from a known earthquake fault or substantial evidence of a known fault.

- ii) Strong seismic ground shaking?

According to the preliminary geotechnical report for the project (Ref. #38), the subject site is located in an area subject to strong ground-shaking from earthquakes. The report

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 need to be implemented in order for the Department of Public Works to finalize the 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 a less than significant impact to the environment from strong seismic ground shaking.

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

The site is not located in an area designated as potentially liquefiable on the Seismic Hazard Zones Map (Ref. #10) of the Simi Valley East Quadrangle. In addition, groundwater was not encountered in any of the exploratory borings up to depths of 51.5 feet. As discussed in the preliminary geotechnical report for the project (Ref. #38), liquefaction is not considered a hazard at this site. Therefore, there is a less than significant impact to the environment from seismic-related ground failure.

- 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. #10). As discussed in the preliminary geotechnical report for the project (Ref. #38), landslides are not considered a hazard at this site. 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 consists of the redevelopment of an existing site with driveways, parking areas, buildings and landscaped areas. The property owners will be required to maintain the landscape for the lifetime of the project. This will lower the amount of exposed soil that could be eroded. In addition, the project is required to adhere to Section 9-64.030.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 Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

(c-d) The geotechnical site evaluation of the property (Ref. #38) evaluated the suitability of the site soils for the proposed construction. The report recommends removal and recompaction of soil a minimum of seven feet below grade for the structures and a minimum of five feet below the bottom of all foundations. With the implementation of these

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommendations and others in the geotechnical site evaluation, the site will not pose a significant risk to the proposed structures. Therefore, there is a less than 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 a significant impact to the environment from soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

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

The site is underlain by younger alluvial materials, which have a low potential for containing paleontological deposits (Ref. #6). Therefore, there is a less than significant impact to the environment from the direct or indirect destruction of a unique paleontological resource or unique geologic feature.

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) 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) is also considering these strategies for land use projects. The most recent proposal issued by the SCAQMD in September 2010 included a screening threshold of 3,000 MTCO₂e/year for all non-industrial projects.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. As outlined in the Air Quality and Greenhouse Gas Study for the project (Ref. #36) the annual net GHG emissions associated with the construction of the project is 22 MTCO₂e/year, and the net GHG emissions for project operation is 1,189 MTCO₂e/year. Combined, these emissions total to less than the SCAQMD screening threshold for non-industrial projects of 3,000 MTCO₂e/year.

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 greenhouse 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 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. Therefore, there is a less than significant impact for Greenhouse Gas Emissions.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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. #11). Storage of any amount of hazardous materials within commercial spaces 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, the residential uses do not transport, store, or use significant amounts of hazardous materials. 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. #17). Therefore, there is no potential for a significant impact to the environment from a hazardous material.

- 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 is the Van Nuys Airport, located approximately 15 miles southeast of the project site. The project site is not located within an airport land use plan area or within two miles of a public or private airport. Therefore, there would be no impact for the project related to safety hazards or excessive noise from airport related uses.

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

The project is a request to develop a four-story Mixed-Use development consisting of 280 apartment units and 4,750 square feet of commercial space on 5.33 acres of a 14.57-acre site within the urban boundary of the City, which is surrounded by other urban land uses. There is direct access to the site from both Tapo and Cochran Street for emergency response organizations and the property is already included in the City's emergency response and evacuation plan. Therefore, there is no potential for a significant impact to the environment from interference with an adopted emergency response or evacuation plan.

- 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 identified as a potential wildfire hazard area as shown on the Fire Hazard map in the City of Simi Valley General Plan (Ref. #13: City of Simi Valley, General Plan, Figure S-2, Pg. 8-9). Therefore, there is no potential for a significant impact to the environment from exposure of people or structures to wildland fires.

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

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 (Ref. #21), development over one acre in size is required to install permanent filtration devices to clean runoff leaving the site. As outlined in the Preliminary Drainage Report for the project (Ref. #39), a new storm drain system will be constructed that incorporates a Continuous Deflective Separation (CDS) unit for pretreatment. 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 a less than significant impact to the environment from violating any water quality standards or waste discharge requirements.

- 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 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) 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 property is surrounded by existing improvements. According to the Preliminary Drainage Report for the project (Ref. #39), a new storm drain system will be constructed to collect stormwater within the project area. This storm drain will be placed along the perimeter of the building and collect roof water runoff as well as courtyard runoff. The collection system will go through a low flow diversion structure, which will take the required treatment flows to a CDS unit for pretreatment and then into an underground infiltration chamber. The proposed infiltration chamber will be a series of perforated Corrugated Metal pipes. The discharge for high flows and any overflows from the Chamber will be a new connection to the existing 48” Reinforced Concrete Pipe (RCP) in Tapo Street. High flows will be routed through a diversion structure into onsite underground detention facility. The area north of the project will be collected into a new inlet and directed to the existing 48” RCP separate from the project area flows. The area south of the project will remain unchanged and the existing connection into the 48” RCP at the southwest corner of the site will remain as is.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The on-site detention will comply with both the City of Simi Valley 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 stormwater flows will be detained before leaving the site. Since on-site drainage will be directed to the underground infiltration chamber, 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.

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

According to the Preliminary Drainage Report for the project (Ref. #39), there will be no net increase of runoff rates from pre- to post-development conditions. In addition, the project will provide an underground infiltration chamber on the site. The on-site detention will comply with both the City of Simi Valley 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 stormwater 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 undeveloped conditions. All proposed design storm peak discharges for the site will be equal to the 10-year pre-project peak flow rates. 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.

- 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?

The State NPDES MS4 permit requires all new development to treat the “first flush” of all storms. The Preliminary Drainage Report for the project (Ref. #39) submitted for this project has calculated the stormwater volume that must be treated. Captured storm flows will be pretreated prior to the water leaving the site. The project area will be collected through local inlets and storm drains. The storm drain will pass through a low flow diversion structure that will pass 8% of the Q50 flow rate for the tributary area. This flow rate will pass through a CDS unit, and then into an underground infiltration chamber. Flows over this rate up to the 10-year undeveloped flow (Q10) will bypass into a secondary storm drain and directly tie into the 48” RCP in Tapo Street. Flows greater than the Q10 will be directed to an on-site detention system with an overflow tie to the 48” RCP in Tapo Street. Therefore, there is a less than significant impact on the environment from exceeding the capacity of existing stormwater drainage systems or an increase in polluted runoff.

- iv) Impede or redirect flood flows?

According to the Preliminary Drainage Report for the project (Ref. #39), the site will drain to an onsite underground detention facility. The on-site detention will comply with both the City of Simi Valley 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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the site. Since on-site drainage will be directed to an on-site detention system, the project will substantially contain flood flow over current undeveloped conditions. Therefore, there is a less than significant impact to the environment from impeding or redirecting flood flows.

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

This site is located within a Special Flood Hazard Area AO Depth 1' according to Flood Insurance Rate Map (FIRM) 06111C0864E effective 1/29/2021. However, according to the Preliminary Drainage Report for the project (Ref. #39), the flood plain limit is not within the project area. The project site is not located near a large body of water that would produce seiches (seismically induced waves) nor is the site located in a tsunami inundation area. Therefore, there is a less than significant impact to the environment from a release of pollutants due to project inundation.

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

The City requires projects to provide a minimum of 1,100 cubic feet of detention per acre of developed area. According to the Preliminary Drainage Report for the project (Ref. #39), the project will provide on-site detention that exceed the City's requirements of 1,100 cf/acre. In addition, under the conditions of the City's National Pollutant Discharge Elimination System (NPDES) permit, development over one 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 a less than significant impact to the environment from conflicts with or obstruction of water quality control or groundwater management plans.

XI. LAND USE AND PLANNING: Would the project:

- a) Physically divide an established community?

The project is surrounded by commercial uses on all sides, except on the east, where there are residential uses. As such it will not physically divide an established community.

- b) 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?

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. Therefore, there is no potential for a significant impact on the environment.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) Based on the geotechnical Site Investigation, the subsurface soil conditions encountered in the project site during the field exploration consisted mainly of young 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 and there are no mineral resources in the engineered fill (Ref. #24, Pgs. 27 & 28).

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. #26) (<https://maps.conservation.ca.gov/oilgas/>). 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.

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?

The project site is located adjacent to residences, considered noise sensitive per the City's General Plan, to the east. The General Plan establishes noise standards for noise sensitive land uses of 45 dBA Community Noise Equivalent Level (CNEL) (a time-weighted 24-hour average noise level based on the A-weighted decibel) for interior, and 63 dBA CNEL for private outdoor living areas. One source for a potential increase in ambient noise levels is project-generated traffic. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Since noise is measured on a logarithmic scale, the project would need to produce twice the current amount of traffic on surrounding streets (a 100 percent increase) in order to increase noise energy by 3 dBA. The trip generation study prepared for the project (Ref. #40) estimated a net increase of 296 average daily trips, which would not double the current traffic volumes in the area. The additional trips would increase traffic noise by less than 1 dBA, which would not be a noticeable change at existing noise sensitive receptors.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The City has a threshold for exterior noise in the private outdoor living areas of residences of 63 dBA CNEL and 45 dBA CNEL for interior. In addition, changes in ambient noise levels of 10 decibels or more are considered significant. The Noise Study prepared for the project (Ref. #43) demonstrates that the operational noise level at the residences immediately east of the existing wall would be in the range of 40-45 dBA, which is below the threshold value. The project would not create a permanent increase in ambient noise levels in the project vicinity 10 dBA above the existing levels.

Though there could be temporary increases in ambient noise levels associated with project construction activities in excess of established General Plan maximums, the Municipal Code Section 5-16.02(i) allows for noise resulting from construction activities to not be considered a nuisance if it occurs between the hours of 7:00 AM and 7:00 PM. Additionally, Section 5-16.02(h) prevents loud or unusual noise sources, such as pile drivers, from operating between 7:00 PM and 7:00 AM. Compliance with the City's Municipal Code and Goal N-3 of the City's General Plan would ensure that impacts associated with construction-related noise would be minimized and only occur during the approved hours for construction activity. In addition, the below mitigation measures have been incorporated into the project.

N-1: For all construction-related activities, noise-attenuation techniques must be employed as needed to ensure that noise remains as low as possible during construction. The following noise-attenuation techniques must be incorporated into contract specifications to reduce the impact of construction noise:

- Ensure that construction equipment is properly muffled according to industry standards and in good working condition.
- Place noise-generating construction equipment and locate construction-staging areas away from sensitive uses, where feasible.
- Schedule high noise-producing activities between the hours of 7:00 AM and 5:00 PM to minimize disruption on sensitive uses.
- Implement noise attenuation measures, to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- All stationary construction equipment (e.g., air compressors, generators, impact wrenches, etc.) must be operated as far away from residential uses as possible and must be shielded with temporary sound barriers, sound aprons, or sound skins.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than five minutes.
- Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent must investigate, take appropriate corrective action, and report the action taken to the reporting party.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Generation of excessive ground-borne vibration or ground-borne noise levels?

The City of Simi Valley has not adopted vibration guidelines or standards, either as part of the General Plan or Simi Valley Municipal Code (SVMC). Estimated ground-borne vibration levels are based upon noise levels reported by the Federal Highway Administration (FHWA) Highway Construction Noise Handbook (2006), the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2006), and the distance to nearby sensitive receptors. Vibration thresholds have been established by the FTA for disturbance of people at 72 VdB (Vibration decibels) for residences and buildings where people normally sleep. This threshold applies to “frequent events”, which the FTA defines as vibration events occurring more than 70 times per day. The thresholds for frequent events are considered appropriate because of the scale and duration of proposed construction activity.

Construction activity associated with the project would create temporary ground-borne vibration on and adjacent to the project site from various types of construction equipment. The Noise Study prepared for the project (Ref. #43) demonstrates that the forecasted vibration levels due to on-site construction activities would range from a low of 13 VdB to a high of 79 VdB and would not exceed human annoyance significance threshold of 80 VdB. In the event vibratory rollers are to be used during construction, limiting the distance to 80 feet from the adjacent receptor would reduce the potential impacts to human annoyance and would result in vibration levels below the significance threshold of 80 VdB. The forecasted vibration levels due to on-site construction activities would not exceed the building damage significance threshold at the nearby sensitive receptors for vibratory rollers, large bulldozers, caisson drilling, loaded trucks, jackhammers, and small bulldozers. As such, construction vibration impacts to building damage would not be considered significant. Additionally, construction activity would only occur during daytime hours in compliance with SVMC Section 5-16.02, which would avoid sleep disruption. The mitigation measures described in the previous section will also contribute towards reducing ground-borne vibration and noise levels. Therefore, there is a less than significant impact to the environment from the generation of excessive ground-borne vibration or ground-borne noise levels.

- 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, located approximately 15 miles southeast of the project site. The project site is not located within an airport land use plan area or within two miles of a public or private airport. Therefore, there would be no impact for the project related to safety hazards or excessive noise from airport related uses.

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

The proposal is located in an urban area of the City. There is no need for additional public roads, utilities, or other public infrastructure to the project site. The project would not add any new public infrastructure but would result in the addition of 616 individuals to the population. This increase is not considered substantial population growth. Therefore, there is a less than significant impact to the environment from substantial population growth in the area.

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

Based on the site visit, there are no dwelling units located on the property. Therefore, there is no potential for a significant impact to the environment from the displacement of any existing dwelling units.

XV. 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"/>
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 2.0 miles from Ventura County Fire Protection District Station Number 41, located at 5874 East Los Angeles Avenue. Due to the existing streets, short distance, and level topography from the station to the site, the fire district 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, 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 is no potential for a substantial impact associated with new facilities or personnel related to police services.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is subject to school impact fees in order to offset impacts to the Simi Valley Unified School District's requirements. Pursuant to State law, the payment of those impact fees would constitute full mitigation of any impacts on schools [Government Code Section 65996 (b)].

The Rancho Simi Recreation and Park District reviewed the project. They determined that existing parks and recreational facilities have sufficient capacity to accommodate demand. Currently there are approximately 1,057 acres of developed parkland and public open space in Simi Valley. This is approximately 8.31 acres of parkland for every thousand people in the Simi Valley Growth Area (1,057 / 127,070 x 1,000). This ratio complies with the standard of five acres per 1,000 people established in the Simi Valley Municipal Code Section 9-68.050. The project will be required to pay Park Land Dedication/In-Lieu fees to the Park District prior to the final map being recorded.

The need for public facilities is based on the demand generated by the population. The proposed apartments would house approximately 616 people. This is not considered a substantial population increase. Since the project would not result in a significant population increase, there would be a less than significant impact on public services or facilities including, fire protection, police protection, schools, parks or recreational facilities.

Therefore, there is no potential for a significant impact to the environment from substantial adverse physical impacts associated with the provision of 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.

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) Based on the answer to question XIII (Parks), existing park facilities would be able to accommodate the modest increase in park use generated by this project. No new community recreational facilities or expansion of existing community facilities are proposed as a result of this project. Additionally, the project will be required to Park Land Dedication/In-Lieu fees prior to the Final Map being recorded. Therefore, there is no potential for a significant impact to the environment from an impact on recreation.

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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, the project would have a less than significant impact to the environment from a conflict with adopted policies, plans, or programs addressing the circulation system.

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

Beginning July 1, 2020, CEQA analysis for determining potential 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. CEQA Guidelines Section 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, would have discretion to approve a project applicant’s conditions for a presumption of less than significant transportation impacts.

The City’s screening criteria to determine if projects may be exempt from a 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 within mapped areas of 5% below the City’s background VMT as determined by the City Transportation Analysis Model

City Staff prepared a VMT analysis for the Santa Susanna Plaza redevelopment project, consisting of 280 multi-family units and 4,750 square feet of retail space, located on Tapo Street south of Cochran Street. To conduct the analysis, Staff utilized the City of Simi Valley Transportation Analysis Model (SVTAM). The peak modeled VMT for the project was 15.8 VMT/capita for home-based trips. This is below the City’s Threshold of 5% below background VMT of 16.15 VMT/capita, for home-based trips. The peak modeled VMT for the project was 8.0 VMT/capita for work-based trips. This is below the City’s Threshold of 5% below background VMT of 10.35 VMT/employee, for work-based trips. As such, there are no project-specific impacts and no mitigation measures required.

Therefore, the project’s potential impacts on the environment related to a conflict or inconsistency with CEQA Guidelines Section 15064.3, subdivision (b) would be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

SVMC 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 emergency access?

Access to the project site would be provided via one driveway on Cochran Street and one driveway on Tapo Street. The City's Traffic Engineering Division has determined the access design complies with SVMC Section 9-34.090, which ensures adequate and safe access onto a public right-of-way. The Ventura County Fire Protection District has also reviewed the project and determined that their standards would be satisfied. Therefore, there is no potential for a significant impact to the environment from inadequate 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 Section 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 section 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

(a-b) Although not previously graded, the site shows evidence of moderate ground disturbance such as vegetation clearing that would likely have compromised any potential tribal cultural resources. The Cultural Resource Study (Ref. #35) prepared for the study included consultation with Native American tribal groups. The Gabriellino 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 Gabrieleno/Tongva San Gabriel Band of Mission Indians stated the site may

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

TCR1: The Project Applicant shall retain a professional Native American monitor procured by the Gabrieleno/Tongva San Gabriel Band of Mission Indians (GTIOC) to observe all ground disturbance activities. If cultural resources are encountered, the Native American monitor will have the authority to request ground disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time.

TCR2: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) must cease and a qualified archaeologist, meeting Secretary of Interior standards, must assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment period. The Fernandeno Tataviam Band of Mission Indians (FTBMI) must also be contacted (Contact Phone: (818) 837-0794; Email: thcp@tataviam-nsn.us) regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes the initial assessment of the nature of the find, so as to provide tribal input with regards to significance and treatment.

TCR3: Should the find be deemed significant, as defined by CEQA (as amended, 2015), the project Applicant must, in good faith, consult with the GTIOC and 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?

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 of Simi Valley Department of Public Works, equivalent dwelling units (EDU) produce 275 gallons of sewage per day. Based on this, the 280 apartment units and 4,750 square feet of commercial space would produce approximately

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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59,000 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.

Electricity would be provided to the project site by SCE, 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?

New or expanded entitlements of water supplies are not needed for this project. The proposed project would be served by the Golden State Water Company (GSWC). GSWC obtains water from groundwater from the Simi Valley Groundwater Basin and purchased supplies from Calleguas Municipal Water District (Calleguas). GSWC Simi Valley also has an emergency connection with Ventura County Water Works District #8.

GSWC's most recent Urban Water Management Plan (July 16, 2021) forecasts demand of 6,585 acre-feet per year (AFY) in 2045, for their coverage areas within the City, and takes into account the current City of Simi Valley's General Plan's focus on new growth in existing commercial areas through infill development. The project is consistent with the Simi Valley General Plan. The applicant will be required to obtain a will-serve letter from Golden State in order to move forward with the project. Calleguas' current Urban Water Management Plan assures that the demands of all purveyors they serve, including the GSWC, can be met through 2035 in all but the most extreme circumstances. Therefore, there is a less than significant impact to the environment due to insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

- 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?

Wastewater from the project would be collected by the existing sewer system. As laid out in the Sewer Capacity Study completed for the project (Ref. #42), the existing public sewer main in Alpine has the capacity to accept and convey the wastewater flows associated with the proposed development. All the wastewater from the project would be treated at the City's wastewater treatment facility. 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. Based on this, the 280 apartment units and 4,750 square feet of commercial space would produce approximately 59,000 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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Therefore, there is a less than significant impact to the environment due to inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(d-e) 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. #31). Waste Management accepts waste from a variety of sources, but they are restricted to the approval rate of 6,000 tons per day. Therefore, the SVLRC, at a minimum, has the ability to accept waste until 2051. To comply with AB 939, the City has achieved a landfill diversion rate of at least 50 percent of its annual solid waste. Therefore, the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(a-d) 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. #13: City of Simi Valley, General Plan, Figure S-2, pg. 8-9), and is also not identified to be located within a CalFire Very High Fire Hazard Severity Zone (Ref. #41). In addition, the project will be required to comply with Ventura County Fire Protection District Conditions of Approval issued for the conceptual approval, prior to obtaining any building permit for the new structures. Therefore, there is a less than significant potential for a significant impact to the environment from the effects of wildland fires.

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

Based on the answers to Section IV. 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, is surrounded by development, and has been previously graded, 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 Sections V. and XVIII. (Cultural/Tribal Cultural Resources), there are no recorded cultural resources on the site. However, mitigation measures have been incorporated to protect any potential discovery of cultural resources encountered during project development. 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 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)?

According to the Ventura County Air Pollution Control District Air Quality Management Plan (VCAQMP), if the project is consistent with the VCAQMP, it would have a less than significant cumulative impact on air quality. The proposed project’s operational emissions are below the threshold values and consistent with the regional population forecasts in the plan. As such, the project is consistent with the VCAQMP. 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 a Level of Service (LOS) “C” as the design objective for the arterial street system. To meet this design objective, individual projects are required to provide a circulation analysis and any traffic improvements to meet LOS “C” at all affected intersections. The Traffic Study provided by the Applicant (Ref. #40) indicates that all of the study-area intersections will meet this objective. 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.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Every project, including this development, is required to comply with the Countywide National Pollution Distribution Elimination System Permit (NPDES). This includes submitting storm-water 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 the design is required to clean. Compliance with these requirements ensures that each project filters the required amount of storm-water 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 which 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 responses to questions in Section III. a) - d), the project would not have a significant impact due to 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 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 materials site. Based on the answers to questions X. a) - e), the project would not have a significant impact due to erosion, flooding, and polluted runoff. Based on the answers to questions VII. a) - f), the project would not have a significant impact due to surface rupture, seismic ground failure, or landslides. Based on the answers to questions XIII. 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 3 dB(A), or a substantial temporary or periodic increase in ambient noise levels.

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.

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