



CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

NOTICE OF PUBLIC HEARING

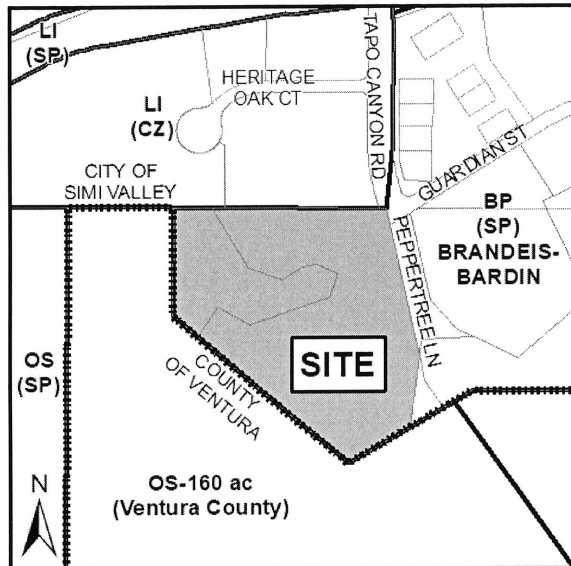
BY THE PLANNING COMMISSION OF THE CITY OF SIMI VALLEY TO CONSIDER GENERAL PLAN AMENDMENT NO. GPA-105, SPECIFIC PLAN AMENDMENT NO. SP-S-9, AMD. 5, ZONE CHANGE NO. Z-S-746, TENTATIVE PARCEL MAP NO. TP-S-695, AND CONDITIONAL USE PERMIT NO. CUP-S-822 TO CONSTRUCT AND OPERATE A 357-UNIT RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) LOCATED AT THE SOUTHWEST CORNER OF TAPO CANYON ROAD AND GUARDIAN STREET, AND NOTIFICATION OF THE RELEASE FOR PUBLIC REVIEW OF AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN FOR THE SUBJECT APPLICATIONS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Commission of the City of Simi Valley to consider the application of Peppertree Ranch, LLC, for GPA-105, SP-S-9 Amendment No. 5, Z-S-746, TP-S-695, and CUP-S-822, that the Mitigated Negative Declaration for this project is available for public review, and that the City proposes to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan.

The project consists of: a General Plan Amendment (GPA-105) to change the Land Use designation of the 20.7-acre site from Business Park to General Commercial; a Specific Plan Amendment (SP-S-9, Amendment No. 5) to remove the project site from the Brandeis-Bardin Institute Specific Plan; a Zone Change (Z-S-746) to change the Zoning Map for the project site from Business Park – Brandeis-Bardin Institute Specific Plan [BP (SP)] to Commercial Planned Development (CPD); a Tentative Parcel Map (TP-S-695) to subdivide the site into three parcels; and a Conditional Use Permit (CUP-S-822) to construct and operate a 357-unit residential care facility for the elderly (RCFE) with 306 independent living units and 51 assisted/memory care units within three buildings up to four stories in height.

Based upon the results of the Initial Study prepared for the project, it has been determined that although the proposed project could have a significant impact on the environment, the applicant has incorporated mitigation measures into the project that will reduce those potential impacts to a level of insignificance. Therefore, a Mitigated Negative Declaration has been prepared. The public review period for the Mitigated Negative Declaration is from March 19, 2020 through April 17, 2020. The Mitigated Negative Declaration and Initial Study are available for public review at www.simivalley.org/CEQA or the Department of Environmental Services, 2929 Tapo Canyon Road, and at the Simi Valley Public Library, 2969 Tapo Canyon Road. Copies of the studies cited in the Initial Study can be reviewed at the Department of Environmental Services, 2929 Tapo Canyon Road. Copies of the staff report will be available at the above addresses and www.simivalley.org/PlanningCommissionMeetings three days prior to the Public Hearing.

If you challenge the Planning Commission's decision in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice.



The Public Hearing will be held at City Hall, 2929 Tapo Canyon Road, Simi Valley, California on Wednesday, April 22, 2020, at 6:30 p.m. At that time, any interested person is welcome to attend and be heard on this matter.

STRATIS PERROS
Environmental Services Director
Department of Environmental Services

Sean Gibson
Senior Planner, (805) 583-6383
Department of Environmental Services

REVIEW PERIOD: March 19 through April 17, 2020

TO: All Interested Parties

FROM: Department of Environmental Services

SUBJECT: REQUEST FOR REVIEW OF THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT NO. GPA-105, SPECIFIC PLAN AMENDMENT NO. SP-S-9, AMD. 5, ZONE CHANGE NO. Z-S-746, TENTATIVE PARCEL MAP NO. TP-S-695, AND CONDITIONAL USE PERMIT NO. CUP-S-822 TO CONSTRUCT AND OPERATE A 357-UNIT RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) LOCATED AT THE SOUTHWEST CORNER OF TAPO CANYON ROAD AND GUARDIAN STREET

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

Monica Dionne
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, California 93063
(805) 583-6342

Copies sent to:

City Council
City Manager
City Attorney's Office
Planning Commission

City Departments:

City Manager's Office

City Clerk

Environmental Services

Director

Case Planner, S. Gibson

Environmental Planner, M. Dionne

Recording Secretary

Counter Copy

Public Works Department

Engineering (3)

Utilities

Maintenance

Community Services

Neighborhood Council Coordinator

Neighborhood Council 3

Simi Valley Library (2)

County of Ventura

Fire Protection District

Watershed Protection District

Other Government Agencies

State Clearinghouse (15)

CA Department of Fish and Wildlife

CA Regional Water Quality Control Board -
Los Angeles Region (#4)

Santa Monica Mountains Conservancy

Rancho Simi Recreation and Park District

Jairo Avila, Fernandeno Tatavium Band of
Mission Indians

Patrick Tamamait, Barbareno/Ventureno
Band of Mission Indians

Applicant: Peppertree Ranch, LLC.
Attn: Dean Kunicki
(805) 340-2790

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

REVIEW PERIOD: March 19 through April 17, 2020

APPLICANT: Peppertree Ranch, LLC
2854 E. Wasatch Court
Westlake Village, CA 91362
Attn: Dean Kunicki
(805) 340-2790

CASE PLANNER: Sean Gibson

ENVIRONMENTAL
PLANNER: Monica Dionne

PROJECT DESIGNATION: GPA-105 / SP-S-9, AMD. 5 / Z-S-746 / TP-S-695 / CUP-S-822

PROJECT DESCRIPTION: Construction of a 357-unit Residential Care Facility for the Elderly (RCFE) consisting of 306 independent living units and 51 assisted/memory care units in three two- to four-story buildings on a vacant 20.7-acre site.

PROJECT LOCATION: Southwest corner of Tapo Canyon Road and Guardian 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 No more than 10 days prior to any clearing or grading activity scheduled between February 1 and August 1, Applicant will cause a field survey to be conducted by a biologist with a degree in biology and at least two (2) years' experience carrying out field surveys for breeding and nesting birds in Southern California. This pre-construction survey will determine if special status or other bird species are breeding and/or nesting in the trees in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. The results of this survey and any subsequent surveys will be submitted to the City of Simi Valley within one week of completion and prior to the issuance of grading permits. If ground disturbance activities are delayed for more than 25 days past the date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than 10 days will elapse between the survey and the ground disturbance activity.
- I-2 If active nests are found, Applicant must erect a fence barrier around the nest site, at a minimum distance of 300 feet from raptor nests, 100 feet from special status songbird nests, and 50 feet from common songbird nests (this distance

may vary based on the bird species, site topography and construction activity, as determined by the biologist). No construction or clearing activities shall be permitted within the fence barrier around the nest zone until the birds are fledged and are no longer dependent on the nest tree or shrub, as determined by the biologist. The biologist will monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest.

- I-3 No more than 10 days prior to any clearing or grading activity Applicant will cause a field survey to be conducted by a biologist with a degree in biology and at least two years' experience carrying out field surveys for amphibians in Southern California. This pre-construction survey will determine if special status or other amphibian species are present in the construction zone or within 300 feet of the construction zone. The results of this survey and any subsequent surveys will be submitted to the City of Simi Valley within one week of completion and prior to the issuance of grading permits.
- I-4 To protect potential wildlife in Meier Creek, construction activity will avoid any areas that the qualified biologist determines may contain special status amphibians until such time that the populations can be appropriately relocated. If any federal- or state-listed Endangered or Threatened animal species are found within 300 feet of the work area, the construction site superintendent will stop work within 500 feet of the area of the sighting and immediately contact the California Department of Fish and Wildlife (CDFW) or Army Corps of Engineers (ACOE) and request an inspection or determination that work can proceed.
- I-5 On-site mitigation for permanent impacts to CDFW streambeds will be mitigated at a minimum 3:1 ratio and consist of a combination of on-site riparian/wetland habitat creation and enhancement of six acres. On-site mitigation for permanent impacts to streambeds shall be accomplished by vegetating the open cell concrete bank lining with riparian vegetation using a native herbaceous seed mix (installed in the spring) and native plant cuttings as recommended by a qualified botanist and approved by the CDFW and the Department of Environmental Services. These ratios may be used to cover the permanent impacts to ACOE jurisdictional areas, at the discretion of CDFW and ACOE. The areas of re-vegetation for permanent impacts will be shown on the final landscape plan and approved by the Environmental Services Director.
- I-6 Temporary impacts to CDFW jurisdictional areas will be mitigated at a minimum 2:1 ratio and consist of restoring two acres of riparian habitat to, at a minimum, pre-construction condition, and creation of two acres of riparian habitat. These ratios may be used to cover the temporary impacts to ACOE jurisdictional areas, at the discretion of CDFW and ACOE. The areas of re-vegetation for temporary impacts will be shown on the final landscape plan and approved by the Environmental Services Director.
- I-7 At a minimum, the success of all riparian/wetland habitat creation and enhancement will be monitored at four month intervals for a period of twelve months following completion of the re-vegetation activities. A qualified biologist, with a degree in biology and at least two years' experience carrying out such field evaluations, will conduct the monitoring. The biologist will submit a written evaluation of the success of the revegetation to the CDFW, ACOE and the Environmental Services Director following the survey.
- I-8 A qualified biologist should perform focused surveys during the spring blooming period to determine presence or absence of potentially occurring special status

plant species in the construction zone. The biologist will provide conclusions and recommendations to the Environmental Services Director following the survey and prior to issuance of grading permits.

- I-9 If any federal- or state-listed Endangered or Threatened (E/T) plant species are found within the work area, the plants shall be mapped and recorded, and the information sent to CDFW and the Environmental Services Director prior to issuance of grading permit. If any populations of E/T plants are impacted, a qualified biologist shall collect seeds from the impacted plants under a permit from CDFW and use the seeds to propagate the plant species.
- I-10 To improve the biological value of the on-site Coastal Sage Scrub (CSS), supplemental plantings of appropriate seeds and container stock of CSS-associated species shall take place in areas of low or moderate value, as determined by a qualified biologist and based on species diversity, cover, or non-native species. Seed and container stock shall be planted at a 1:1 ratio based on densities of species in the disturbed area of the Project site. The areas of supplemental plantings will be shown on the final landscape plan and approved by the Environmental Services Director.
- I-11 Any lighting required for nighttime illumination of streets, parking areas, driveways, and individual exterior doorways and loading areas must be shielded downward and away from the Meier Creek drainage channel and riparian area. Lighting not required for security purposes will automatically shut off at 11:00 PM. All site and improvement plans will note these requirements.
- I-12 Under the discretion and approval from jurisdictional agencies, a minimum 10-foot buffer zone shall be determined around the Meier Creek channel within the Project area. The buffer zone will be depicted on a revised Site Plan and Final parcel map and will be submitted to the City prior to final map recordation.
- I-13 All required permits from CDFW must be obtained and submitted to the City of Simi Valley prior to final map recordation.
- I-14 On-site mitigation for permanent impacts to ACOE "Waters of the U.S." will be mitigated at a 1.5:1 ratio and consist of a combination of on-site riparian/wetland habitat creation and enhancement of 1.65 acres. On-site mitigation for permanent impacts to "Waters of the U.S." shall be accomplished by vegetating the open cell concrete bank lining with riparian vegetation using a native herbaceous seed mix (installed in the spring) and native plant cuttings as recommended by a qualified botanist and approved by the ACOE and the Department of Environmental Services.
- I-15 No more than 700 linear feet of habitat within the bank, bed, and channel of the stream shall be temporarily disturbed/impacted by the proposed Project. All temporary impacts to ACOE jurisdictional areas from the bank stabilization will, at a minimum, be restored to pre-construction riparian habitat condition. Restoration of temporary impact areas shall include the revegetation of stripped or exposed work areas within the banks, bed, and channel of the creek (including construction areas, access roads, etc.) with native vegetation local to the area at a ratio of 1:1 and consist of on-site planting as recommended by a qualified botanist and approved by the ACOE and the Department of Environmental Services.

- I-16 All required permits from ACOE must be obtained and submitted to the City of Simi Valley prior to final map recordation.
- I-17 All improvement plans shall show precise locations of on-site and adjacent mature trees and will be reviewed and approved by the Environmental Services Director prior to final map recordation.
- I-18 All improvement plans will incorporate avoidance and preservation of the large oak tree adjacent to the southeastern Project boundary.
- I-19 All final improvement plans will clearly show trees to be preserved, transplanted or removed to comply with Simi Valley Municipal Code (SVMC) Chapter 9-38, and will be submitted to the Environmental Services Director for approval prior to issuance of grading permits.
- I-20 The tree removal mitigation strategy, as prescribed by SVMC 9-38 will be clearly shown on the landscape plan to be submitted and approved by the City's Landscape Consultant prior to issuance of grading permits.
- I-21 The tree removal replacement strategy will include the planting of native trees as approved by the City's Landscape Consultant and jurisdictional agencies adjacent to Meier Creek, and will be reviewed and approved by the Environmental Services Director prior to final map recordation.
- I-22 A qualified archaeologist shall monitor initial ground disturbing activities, including grubbing and grading, with additional monitoring during grading to be conducted as determined necessary.
- I-23 In the event an unanticipated fossil discovery is made during the course of Project construction, then, in accordance with the Society of Vertebrate Paleontology (SVP) (2010) guidelines, it is the responsibility of any worker who observes fossils within the Project area to stop work in the immediate vicinity of the find and notify a qualified professional paleontologist who shall be retained to evaluate the discovery, determine its significance and if additional mitigation or treatment is warranted. Work in the area of the discovery will resume once the find is properly documented and authorization is given to resume construction work. Any significant paleontological resources will be prepared, identified, analyzed, and permanently curated in an approved regional museum repository.
- I-24 A permanent erosion control fabric will be installed above the channel lining and normal flow of high water to fulfill FEMA requirements, and will be indicated on the final channel improvement plans, to be approved by the Environmental Services Director. The installation will occur prior to riparian vegetation plantings as recommended by a qualified botanist. The proposed vegetation-planting scheme will be submitted as part of the final landscape plans to the Environmental Services Director for approval prior to issuance of grading permit. Soil stabilization and planting in this manner will occur on both sides of Meier Creek.
- I-25 Construction activities within Meier Creek are limited to the dry period of the year (May 1 through October 1) or when the stream is not actively flowing, and no measurable rain is forecast within 72 hours. A note will be placed on the grading plans: "If measurable rain is predicted within 72 hours during construction, all activities must cease and protective measures to prevent siltation/erosion must be implemented/maintained."

- I-26 Silt fencing must be placed between grading activities and Meier Creek to prevent sediment or debris entering the creek and will be indicated in the grading plans.
- I-27 An extended Phase I Testing of the proposed Project area shall be conducted prior to any and all ground-disturbing activity in order to determine the presence/absence of cultural materials at the subsurface level. The testing plan shall be created in consultation with the Fernandeano Tataviam Band of Mission Indians (FTBMI) in order to ensure a sufficient level of coverage. At least one Secretary of Interior Standards-qualified archaeologist with a minimum of three years of regional experience in archaeology and at least one Tribal representative from the FTBMI shall be on-site to conduct testing. Any findings during testing shall be properly recorded on-site and reburied within the original find location (no collection shall be permitted). A testing report shall be completed, to include recordation documents (if any finds occur), and be provided to the Lead Agency for dissemination to the FTBMI. The Lead Agency shall, in good faith, consult with all consulting Tribes concerning the results of the testing plan and, if positive, discuss appropriate mitigation for the proposed Project. Any finds shall be subject to the Treatment and Disposition Plan as described within TCR-2.
- I-28 A Treatment and Disposition Plan (TDP) shall be established, in consultation with the Fernandeano Tataviam Band of Mission Indians, prior to the commencement of any and all ground-disturbing activities for the Project, including any archaeological testing. The TDP will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.
- I-29 The Project Applicant shall retain a professional Native American monitor procured by the Fernandeano Tataviam Band of Mission Indians to observe all testing, clearing, grubbing, and grading operations up to five feet below the surface of native soil, unless there is evidence to suggest cultural resources extend below the specified depth.
- a. 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-30 The Applicant shall enter into a cultural resource agreement with the Fernandeano Tataviam Band of Mission Indians (FTBMI) for the protection of cultural resource and identification of sensitive Tribal Cultural Resource areas. The FTBMI shall be identified to provide the following services:
- a. Consultation and Project support during the Project planning stages related to Tribal Cultural Resources and mitigation under the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subdivision (b), (d), and (e);

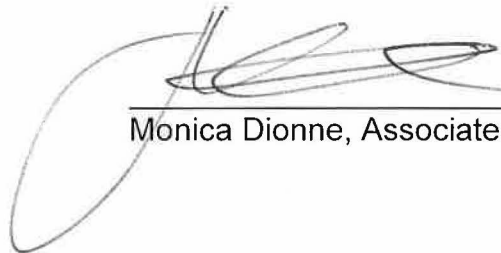
- b. Consultation on the treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources.

I-31 If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project.

- a. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

RESPONSIBLE AGENCIES: California Department of Fish & Wildlife

TRUSTEE AGENCIES: None



Monica Dionne, Associate Planner

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

1. Project Title: Hacienda Peppertree Residential Care Facility for the Elderly
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: Monica Dionne, (805) 583-6342
mdionne@simivalley.org
4. Project Location: Southwest corner of Tapo Canyon Road and Guardian Street
5. Project Sponsor's Name and Address: Peppertree Ranch, LLC
2854 E. Wasatch Court
Westlake Village, CA 91362
Attn: Dean Kunicki
6. General Plan Designation:

Existing – Business Park
Proposed - General Commercial
7. Zoning:

Existing – BP (SP) [Business Park (Brandeis-Bardin Institute Specific Plan)]
Proposed – CPD (Commercial Planned Development)
8. Description of Project:

The Applicant, Peppertree Ranch, LLC, proposes development of a 357-unit residential care facility for the elderly (RCFE), consisting of 306 independent living units and 51 assisted/memory care units in three, two to four-story buildings on a vacant 20.7-acre site, located at the southwest corner of Tapo Canyon Road and Guardian Street. The proposed facility consists of three buildings that are two to four stories high with underground parking (in Building B); a full-service kitchen and dining facility in Building A; a limited menu bistro kitchen and dining facility in Building C; and common facilities in all buildings that the Applicant states will make the development similar to a high-quality hotel. While primarily providing independent living units, the assisted living and memory care components will provide continuing care for residents as needed. A total of 282 vehicle parking spaces will be provided on-site as well as 16 bicycle parking spaces. Hacienda Peppertree would operate as a state licensed Residential Care Facility for the Elderly (RCFE).

Construction of the Project is proposed in two phases: Phase I would consist of the construction of Building A, two bridges across Meier Creek to provide primary and secondary emergency access to Building A, and flood protection and grading of the entire site over approximately 20 months; Phase II would consist of construction of Buildings B and C over approximately 16 months. To protect the graded pads and

slopes, installation of a vertical thick metal sheet piling at the top of the bank of Meier Creek is proposed. To provide protection to the sheet piling, buried rock riprap is proposed with planting above in the areas of the bridge abutments, and under the outline of the bridges exposed rock riprap is proposed.

The Project includes a proposed General Plan Amendment (GPA) and related entitlement actions. The proposed GPA would change the land use designation for the Project site from "Business Park" to "General Commercial". Approval of the following related entitlements are also proposed as part of the Project: (1) amend the Brandeis-Bardin Institute Specific Plan to remove the site from the Specific Plan; (2) amend the site's Zoning from BP(SP) [Business Park (Brandeis-Bardin Institute Specific Plan)] to CPD (Commercial Planned Development), which would allow a Residential Care Facility (RCF) with a Conditional Use Permit; (3) a Conditional Use Permit for a Residential Care Facility for the Elderly; and, a Tentative Parcel Map to subdivide a 20.7-acre site into three parcels.

9. Surrounding Land Uses and Setting:

The Project site consists of 20.7 acres of undeveloped land located within the Brandeis-Bardin Specific Plan area and bisected by Meier Creek. Meier Creek crosses the site in a southeast to northwest direction through the central portion of the site. Approximately 12.5 acres of the site are available for development. The site and the west hillside have been previously graded.

The site is generally bordered by light industrial and office uses on the north and east, open space hillsides on the south and west, and The American Jewish University and single-family residential uses to the southeast. Furthermore, the Project is within 1.25 miles of Commercial areas such as Santa Susana Plaza, Griffin Plaza, and the Civic Center Plaza.

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

1. California Department of Fish & Wildlife: Streambed Authorization Agreement under Section 1600 of the State Fish & Wildlife Code
2. Army Corps of Engineers: Clean Water Act Section 404 Permit
3. Los Angeles Regional Water Quality Control Board (RWQCB): 401 Water Quality Certification under Clean Water Act Section 401 and the State Porter-Cologne Water Quality Control Act

11. Date Deemed Complete/Ready to Process: January 31, 2020

12. A site inspection was performed on:

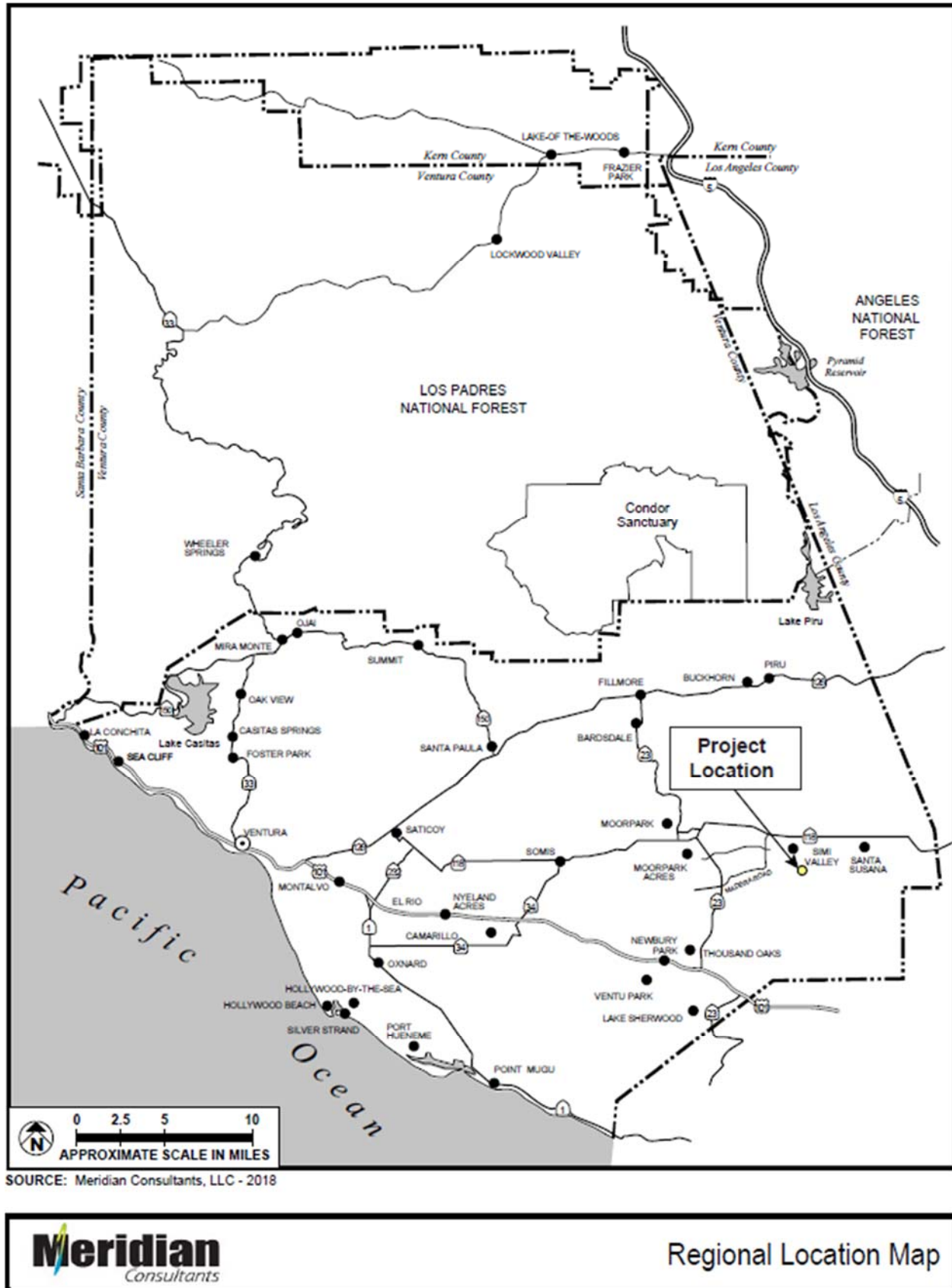
Date: September 9, 2019

By: Monica Dionne, 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 Section 9-38 et seq. SVMC)
<u>Yes</u>	Biological Study
<u>No</u>	Rare, Threatened, and Endangered Species Survey
<u>Yes</u>	Wetlands Delineation Study
<u>Yes</u>	Archaeological Study
<u>No</u>	Historical Study
<u>Yes</u>	Other (List): <u>Hazards & Hazardous Materials, Utilities/Service Systems Studies</u>

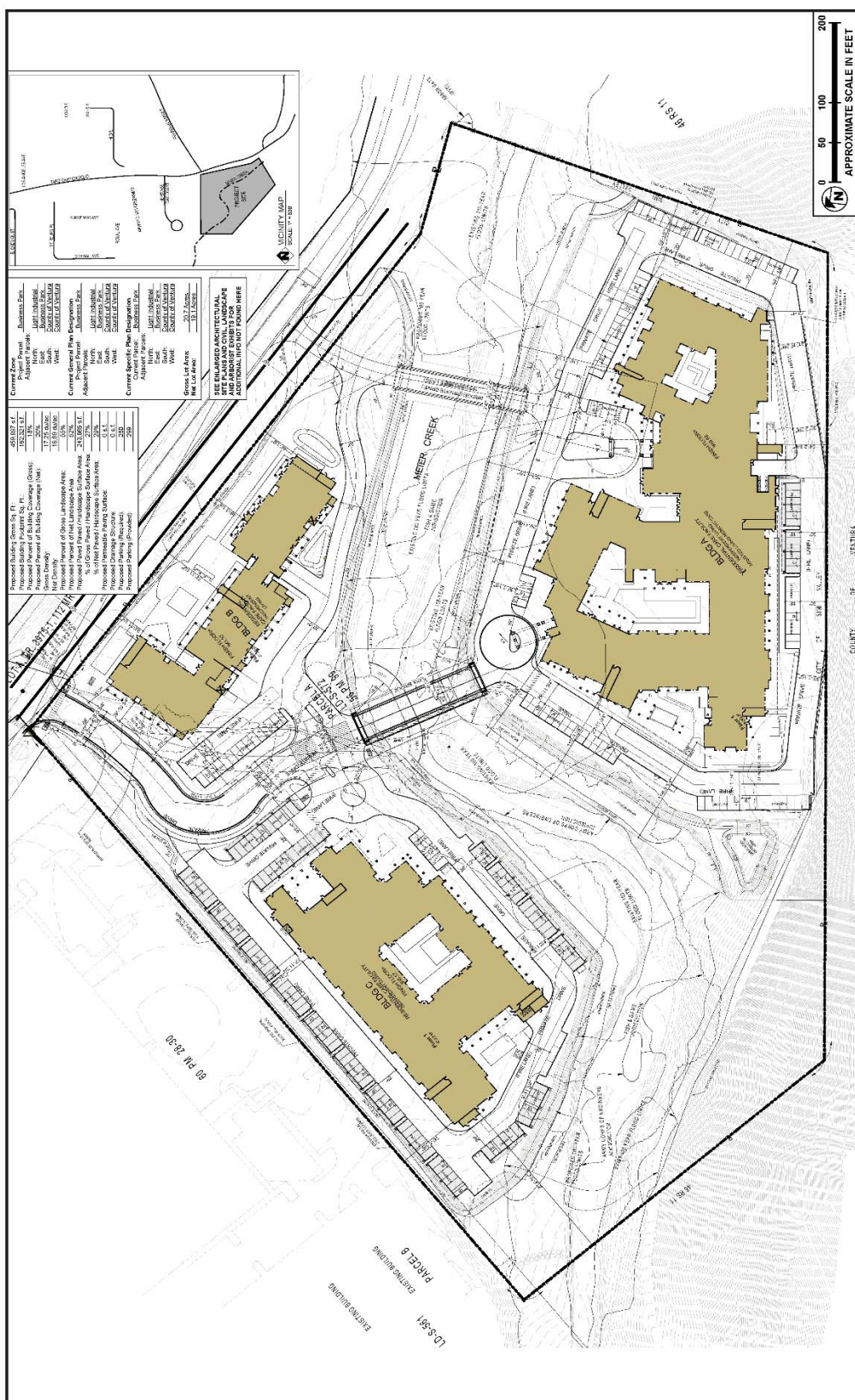
14. Location Map



15. Aerial Photograph



Project Site Aerial



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

This Project would potentially affect the environmental factors 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>No</u>	Noise
<u>No</u>	Air Quality	<u>No</u>	Population/Housing
<u>Yes</u>	Biological Resources	<u>No</u>	Public Services
<u>Yes</u>	Cultural Resources	<u>No</u>	Recreation
<u>No</u>	Energy	<u>No</u>	Transportation
<u>Yes</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>Yes</u>	Hydrology/Water Quality	<u>No</u>	Mandatory Findings of Significance
<u>No</u>	Land Use/Planning		

DETERMINATION:

On the basis of this initial evaluation:

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

Approved:

3/16/2020
Date



Monica Dionne, Associate Planner, for Stratis Perros,
Environmental Services Director

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

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? ☐ ☐ ☒ ☐

Scenic vistas include views of features such as mountains, forests, the ocean, or urban skylines. The City of Simi Valley is bordered by the Santa Susana Mountains to the north, the Simi Hills to the south and east, and by the community of Moorpark and the Conejo Valley to the east and southeast, respectively. Views of the surrounding topography are identified in the City's General Plan as scenic resources (Ref. #1). Views of the Simi Hills are visible from the Project site to the south and west.

Additionally, California's Scenic Highway Program classifies SR-118 as an "Eligible Scenic Highway-Not Officially Designated" scenic highway. The City's Natural Resources Element notes that the surrounding natural topography and open space area around the City provide a valuable visual resource for the community.

The Project will not add structures or other uses that may block views of any identified scenic vistas. The requirements for height limitations, architectural and planting standards and grading performance standards will result in buildings that will not significantly obstruct the view of the Simi Hills and open space from the valley floor. For these reasons, the Project will not result in a substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees and rock outcroppings? ☐ ☐ ☒ ☐

The Project site has been previously graded and contains mature trees, specifically eucalyptus and pepper trees bordering Meier Creek. The trees that cannot be maintained as a result of poor health or hazardous condition will be removed in accordance with the Simi Valley Municipal Code Mature Tree Ordinance (Ref. #2). The mitigation measures for the loss and maintenance of these trees are discussed below in Section III, Biological Resources. Therefore, the Project will not result in substantial damage to scenic resources, including, but not limited to, trees and rock outcroppings present on the Project site.

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

☐ ☐ ☒ ☐

The City's Natural Resources Element notes that the surrounding natural topography and open space area around the City provide a valuable visual resource for the community (Ref. #2). The surrounding environment includes business parks to the north and east, and single-family residential units to the southwest. The Project site consists of 20.7 gross acres of previously-graded undeveloped land with Meier Creek bisecting the site from the southeast to northwest. The Project design requires the removal of 52,272 square-feet (1.2 acres) of Eucalyptus trees, most of which border Meier Creek. These trees will be replaced with native trees, and the conversion of Eucalyptus to native trees along the stream will result in a net

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

increase in in the number of trees along Meier Creek on the Project site (Ref. #10). The trees that cannot be maintained as a result of poor health or hazardous condition will be removed in accordance with the Simi Valley Municipal Code Mature Tree Ordinance (Ref. #2). Additionally, the elevations of the surrounding hillsides would remain to provide a scenic backdrop.

The Project site is currently located on a vacant 20.7-acre site, on the west side of Tapo Canyon Road in a non-urbanized area (Ref. #1). Therefore, the Project will not degrade the existing visual character or quality of the site and its surroundings nor would it conflict with any applicable zoning or other regulations governing scenic quality.

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

Implementation of the proposed Project would introduce new sources of light. The Project would result in the addition of street lighting to illuminate the extension of Guardian Street. Lighting on the Project site is required to adhere to City of Simi Valley Municipal Code Lighting Standards (Ref. #3). Light standards in parking and driveway areas will not exceed 20 feet in height, with shielding to prevent light effects on adjacent properties and roadways. As such, while the proposed Project would provide light fixtures on the Project site, light emitted by on-site usage would not be substantially projected off the Project site and would be confined to the internal boundaries of the proposed Project. Therefore, there is no potential for a significant impact to the environment from a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

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? ☐ ☐ ☐ ☒

According to the California Department of Conservation (Ref. #16), the Project site and surrounding area is designated as Urban and Built-Up Land and therefore would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance, 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))? ☐ ☐ ☐ ☒

(b-c) The Project site is currently zoned BP (SP) [Business Park (Brandeis-Bardin Institute Specific Plan)] and is not zoned for agricultural use or subject to a Williamson Act Contract. The site is also not zoned as forest land or timberland, as shown in the Simi Valley General Plan (Ref. #43). The proposed Project would not conflict with or cause rezoning of land zoned as forest land, timberland, or timberland production.

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

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

☐ ☐ ☐ ☒

As described above, there is no forest land within or adjacent to the proposed Project site. Therefore, the proposed Project would have no impact on the 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?

☐ ☐ ☐ ☒

As previously stated, there is no forest land within or adjacent to the proposed Project site and the Project site is not in agricultural production or adjacent to any land in agricultural production. Therefore, the proposed Project would have no direct impact on 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.

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?

☐ ☐ ☒ ☐

The "Ventura County Air Quality Assessment Guidelines," (Ref. #4) prepared and released by the Ventura County Air Pollution Control District (VCAPCD or District), is an advisory document that provides a framework for preparing air quality evaluations for environmental documents required by CEQA. Within the Guidelines, Chapter 4 discusses criteria for determining a Project's consistency with the Ventura County Air Quality Management Plan (Ref. #5). Ventura County is currently designated as nonattainment for ozone on a state and federal level. The objective of the Ventura County Air Quality Management Plan (AQMP) is to outline a strategy for achieving attainment status by reducing emissions of chemicals that form ozone that are released by mobile and stationary sources. The analyses of emissions forecasts supporting the AQMP documentation are based on assumptions regarding population growth.

According to Chapter 4 of the Air Quality Assessment Guidelines, a Project is consistent with the AQMP if the current population does not exceed the AQMP forecasted population for January 1 of the next year. The current population (2018) for the Simi Valley Growth Area is 125,851 based on the United States Census Bureau population estimate. The proposed Project would house approximately 1,126 people by buildout. The forecasted population (2040) for the City is 142,400, based on the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) growth forecast (Ref. #27). The increase in population generated by the Project would be less than one percent of the projected increase and would be consistent with the planned land uses within the City.

Furthermore, the Ventura County Air Quality Assessment Guidelines are promulgated thresholds for determining the significance of air quality impacts from proposed Projects. The

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

District Guidelines contain thresholds of significance for only Reactive Organic Compounds (ROC) and oxides of nitrogen (NOx) as precursors to atmospheric ozone formation. When ROC and NOx are released into the atmosphere and exposed to sunlight, they undergo chemical reactions to form ozone. The District thresholds of significance are intended to limit emissions of chemicals that contribute to ozone formation as consistent with the AQMP objective of achieving attainment status on a state and federal level.

ROC and NOx are emitted by mobile and stationary sources associated with land use development Projects. When exposed to sunlight, the photochemical reaction results in formation of smog, including ozone, which is a criteria air pollutant (CAP) regulated under both the National Ambient Air Quality Standards and the California Ambient Air Quality Standards. The City of Simi Valley uses VCAPCD's Air Quality Assessment Guidelines' ("VCAPCD Guidelines") recommended significance thresholds for Projects proposed in Ventura County. Under these guidelines, Projects that generate more than 25 pounds per day (lbs/day) of ROC or NOx are considered to individually and cumulatively jeopardize attainment of the federal O3 standard and thus have a significant adverse impact on air quality. The VCAPCD's 25 lbs. /day threshold for ROC and NOx do not apply to construction emissions because such emissions are not permanent. Nevertheless, for construction impacts, the VCAPCD recommends mitigation if emissions of either pollutant exceed 25 lbs. /day. The VCAPCD requires minimizing fugitive dust through various dust control measures as documented in Rule 55.

The construction of Phase I and Phase II would generate emissions that exceed the County's individual Project emissions threshold of 25 lbs. /day. Emissions of ROC are estimated at 51 pounds per day during Phase I construction and 39 pounds per day during Phase II construction (Ref. #34). Emissions of NOx are estimated at 39 pounds per day during Phase I construction and 31 pounds per day during Phase II construction. As discussed above, the VCAPCD's 25 lbs. /day threshold for ROC and NOx does not apply to construction emissions because such emissions are temporary. Emissions of Toxic Air Pollutants (TACs) are localized, not regional, in nature; impacts related to construction activities would be limited to the area immediately surrounding the construction site within the Project area, and the VCAPCD does not recommend any thresholds of significance for their associated emissions. Instead, the VCAPCD bases the determination of significance on a consideration of the control measures to be implemented. If all appropriate emissions control measures recommended by the VCAPCD Guidelines are implemented for a Project, then construction emissions are not considered significant. Recommendations include dust control measures, such as watering graded areas, covering trucks hauling excavated soil, soil stabilization methods, and street sweeping; and construction equipment controls, such as minimizing idle time, maintaining equipment engines, using alternatively fueled equipment, and minimizing the number of pieces of equipment operated simultaneously. All construction activities would adhere to the VCAPCD's Rule 50 for Opacity, Rule 51 for Nuisance, and Rule 55 for Fugitive Dust. Therefore, impacts are not considered significant.

Emissions of ROC and NOx from operation of the Project are estimated at 12 and 8 pounds per day, respectively, under the VCAPCD 25 lbs. /day threshold. Therefore, the Project would not 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? ☐ ☐ ☒ ☐

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

In addition to Project-specific thresholds, Section 3.3.1 of the AQMP 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 ROC, or two pounds per day of NOx that is found to be inconsistent with the AQMP will have a significant cumulative adverse air quality impact" (Ref. #5). As discussed previously, according to the VCAPCD Guidelines, to be consistent with the AQMP, a Project must conform to the local general plan and must not result in or contribute to an exceedance of the County's projected population growth forecast. As discussed above, the increase in population generated by the Project would be less than one percent of the projected increase in population for the City by 2040 and the Project includes a request for a General Plan Amendment to ensure consistency with the City's General Plan. Therefore, the Project would not have a significant impact on 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?

☐ ☐ ☒ ☐

Sensitive receptors are defined by the VCAPCD as, "facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses." Examples of sensitive receptors include residences, schools, hospitals, and daycare centers. The nearest sensitive receptor is a single-family residence located approximately 90 feet to the southeast of the Project site.

Localized diesel particulate matter (DPM) emissions would be minimal and temporary during construction. In addition, the Project would comply with the CARB's Airborne Toxic Control Measures (ATCM)'s anti-idling measure, which limits idling to no more than five minutes at any location for diesel-fueled commercial vehicles. The Project would also comply with the required and applicable Best Available Control Technology and the In-Use Off-Road Diesel Vehicle Regulation.

During long-term operations, TACs could be emitted from use of equipment 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 of senior housing, the Project would not include sources of substantive TAC emissions identified by the VCAPCD- or CARB-siting recommendations. Therefore, the Project would not have a significant impact in exposing sensitive receptors to substantial pollutant concentrations.

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

☐ ☐ ☒ ☐

The Ventura County AQMP identifies uses that may require mitigation due to the potential to generate substantial odors. These include: wastewater treatment facilities, sanitary landfills, solid waste transfer stations, composting facilities, asphalt batch plants, painting and coating operations, fiberglass operations, food processing facilities, coffee roasters, commercial charbroiling, petroleum refineries, chemical manufacturing, green waste and recycling operations, wastewater pumping facilities, mushroom farms, petroleum extraction, rendering plants, and metal smelting plants (Ref. #6).

The proposed Project does not include any of these uses or activities. In addition, any existing or futures uses in the Brandeis-Bardin Institute Specific Plan Area near the Project site would be required to comply with Ventura County Air Pollution Control District Rule 51

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

(Nuisance), which restricts the exposure of adjacent properties to odor and particulate emissions. Therefore, there is no potential for a significant impact to the environment from the creation of objectionable odors 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 sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☒ ☐ ☐

The Project site consists of 20.7 acres of previously-graded undeveloped land bisected by Meier Creek. Meier Creek crosses the site in a southeast to northwest direction through the central portion of the site. Approximately 12.5 acres of the site are available for development. The site and the west hillside have been previously graded. The surrounding area is mostly developed with light industrial uses with undeveloped land to the east and undeveloped hillside terrain to the south and west.

Special status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society. Field surveys focusing on the presence of special status amphibians and birds were conducted on the Project site on several occasions between July and November 2018. An additional site survey was conducted in June 2019. The previous winter was quite wet (18.7 inches of rain) and the onsite plant communities still had a late spring appearance during the June 2019 survey. A few additional flowering plant species were identified in the June 2019 survey (Ref. #29). The 2018 and 2019 surveys did not find direct evidence of the presence of special status species within the Project site. The Project Applicant will be required to comply with Mitigation Measures **BIO-1** through **BIO-4** to ensure potential impacts to any special status amphibians and nesting birds are less than significant.

BIO-1 No more than 10 days prior to any clearing or grading activity scheduled between February 1 and August 1, Applicant will cause a field survey to be conducted by a biologist with a degree in biology and at least two (2) years' experience carrying out field surveys for breeding and nesting birds in Southern California. This pre-construction survey will determine if special status or other bird species are breeding and/or nesting in the trees in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. The results of this survey and any subsequent surveys will be submitted to the City of Simi Valley within one week of completion and prior to the issuance of grading permits. If ground disturbance activities are delayed for more than 25 days past the date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than 10 days will elapse between the survey and the ground disturbance activity.

BIO-2 If active nests are found, Applicant must erect a fence barrier around the nest site, at a minimum distance of 300 feet from raptor nests, 100 feet from special status songbird nests, and 50 feet from common songbird nests (this distance may vary based on the bird species, site topography and construction activity, as determined by the biologist). No construction or clearing activities shall be

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

permitted within the fence barrier around the nest zone until the birds are fledged and are no longer dependent on the nest tree or shrub, as determined by the biologist. The biologist will monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest.

BIO-3 No more than 10 days prior to any clearing or grading activity Applicant will cause a field survey to be conducted by a biologist with a degree in biology and at least two years' experience carrying out field surveys for amphibians in Southern California. This pre-construction survey will determine if special status or other amphibian species are present in the construction zone or within 300 feet of the construction zone. The results of this survey and any subsequent surveys will be submitted to the City of Simi Valley within one week of completion and prior to the issuance of grading permits.

BIO-4 To protect potential wildlife in Meier Creek, construction activity will avoid any areas that the qualified biologist determines may contain special status amphibians until such time that the populations can be appropriately relocated. If any federal- or state-listed Endangered or Threatened animal species are found within 300 feet of the work area, the construction site superintendent will stop work within 500 feet of the area of the sighting and immediately contact the California Department of Fish and Wildlife (CDFW) or Army Corps of Engineers (ACOE) and request an inspection or determination that work can proceed.

With implementation of this mitigation, the Project would not have a potential to result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

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

☐ ☒ ☐ ☐

The portion of Meier Creek located on the Project site is subject to the jurisdiction of the California Department of Fish and Wildlife (CDFW). Ordinarily the areas considered Waters of the State under CDFW jurisdiction consist of the bed and bank of the stream, river, or lake and the riparian or native vegetation contiguous with the Jurisdictional feature. In this case the native riparian vegetation contiguous with Meier Creek is surrounded by the nonnative Eucalyptus. The Biological Resources Technical Report includes the canopy areas of native riparian trees within the CDFW jurisdictional area and defined the jurisdictional area as 68,825 square feet (1.58 acres). The Eucalyptus trees adjacent to Meier Creek are not included in the area considered jurisdictional under State regulations. The portions of Meier Creek considered Waters of the US total 1.23 acres.

To protect the Project graded pads and slopes, installation of a vertical thick metal sheet piling at the top of bank slopes is proposed. To provide protection to the sheet piling, a buried rock riprap is proposed with planting above in the areas of the bridge abutments, and under the outline of the bridges, exposed rock riprap is proposed. This proposed design will

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

minimize direct impacts to Meier Creek on the site and avoid substantial alteration of the existing drainage pattern on the site.

Permanent impacts to riparian habitat would result from construction of the two bridges across Meier Creek proposed to provide primary and secondary emergency access to Building A. The Project would result in permanent impacts to approximately 0.23 acres of ACOE and CDFW Jurisdictional Streamcourse area. This calculated loss is the result of bridge placements over Meier Creek. The streamcourse will not actually be lost but will be overshadowed by the bridges.

The Project design would also require the removal of 52,272 square feet (1.25 acres) of Eucalyptus trees, many along Meier Creek. As discussed earlier, the eucalyptus trees growing along Meier Creek are not considered riparian habitat. These trees will be replaced with native oaks, walnuts, willows, and sycamores. While not precisely quantified at this time, dependent on the eventual canopy of the replacement trees, the conversion of Eucalyptus to native trees along Meier Creek will likely result in a net increase in riparian habitat along Meier Creek on the Project site (Ref. #29).

Pollution from construction equipment and the disturbance of soils near the sensitive riparian habitat in Meier Creek is also possible during construction. In addition, new lighting on the site could also impact the riparian area within the Project site. Implementation of Mitigation Measures **BIO-5** through **BIO-13** will ensure these potential impacts will be less than significant.

BIO-5 On-site mitigation for permanent impacts to CDFW streambeds will be mitigated at a minimum 3:1 ratio and consist of a combination of on-site riparian/wetland habitat creation and enhancement of six acres. On-site mitigation for permanent impacts to streambeds shall be accomplished by vegetating the open cell concrete bank lining with riparian vegetation using a native herbaceous seed mix (installed in the spring) and native plant cuttings as recommended by a qualified botanist and approved by the CDFW and the Department of Environmental Services. These ratios may be used to cover the permanent impacts to ACOE jurisdictional areas, at the discretion of CDFW and ACOE. The areas of re-vegetation for permanent impacts will be shown on the final landscape plan and approved by the Environmental Services Director.

BIO-6 Temporary impacts to CDFW jurisdictional areas will be mitigated at a minimum 2:1 ratio and consist of restoring two acres of riparian habitat to, at a minimum, pre-construction condition, and creation of two acres of riparian habitat. These ratios may be used to cover the temporary impacts to ACOE jurisdictional areas, at the discretion of CDFW and ACOE. The areas of re-vegetation for temporary impacts will be shown on the final landscape plan and approved by the Environmental Services Director.

BIO-7 At a minimum, the success of all riparian/wetland habitat creation and enhancement will be monitored at four month intervals for a period of twelve months following completion of the re-vegetation activities. A qualified biologist, with a degree in biology and at least two years' experience carrying out such field evaluations, will conduct the monitoring. The biologist will

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

submit a written evaluation of the success of the revegetation to the CDFW, ACOE and the Environmental Services Director following the survey.

- BIO-8** A qualified biologist should perform focused surveys during the spring blooming period to determine presence or absence of potentially occurring special status plant species in the construction zone. The biologist will provide conclusions and recommendations to the Environmental Services Director following the survey and prior to issuance of grading permits.
- BIO-9** If any federal- or state-listed Endangered or Threatened (E/T) plant species are found within the work area, the plants shall be mapped and recorded, and the information sent to CDFW and the Environmental Services Director prior to issuance of grading permit. If any populations of E/T plants are impacted, a qualified biologist shall collect seeds from the impacted plants under a permit from CDFW and use the seeds to propagate the plant species.
- BIO-10** To improve the biological value of the on-site Coastal Sage Scrub (CSS), supplemental plantings of appropriate seeds and container stock of CSS-associated species shall take place in areas of low or moderate value, as determined by a qualified biologist and based on species diversity, cover, or non-native species. Seed and container stock shall be planted at a 1:1 ratio based on densities of species in the disturbed area of the Project site. The areas of supplemental plantings will be shown on the final landscape plan and approved by the Environmental Services Director.
- BIO-11** Any lighting required for nighttime illumination of streets, parking areas, driveways, and individual exterior doorways and loading areas must be shielded downward and away from the Meier Creek drainage channel and riparian area. Lighting not required for security purposes will automatically shut off at 11:00 PM. All site and improvement plans will note these requirements.
- BIO-12** Under the discretion and approval from jurisdictional agencies, a minimum 10-foot buffer zone shall be determined around the Meier Creek channel within the Project area. The buffer zone will be depicted on a revised Site Plan and Final parcel map and will be submitted to the City prior to final map recordation.
- BIO-13** All required permits from CDFW must be obtained and submitted to the City of Simi Valley prior to final map recordation.

Therefore, after mitigation, the Project would have no potential for 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 U.S. 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? ☐ ☒ ☐ ☐

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

The Project site is bisected by Meier Creek, a portion of which meets the Section 404 definition of waters of the United States (U.S.), and is identified by United States Fish and Wildlife Service in the National Wetlands Inventory (Ref. #28). The jurisdictional survey of the Project area determined no wetlands are present on the site; however, Waters of the U.S. may be temporarily and permanently impacted. The Project Applicant would comply with Mitigation Measures **BIO-14** through **BIO-16** to ensure potential impacts to waters of the U.S. are less than significant.

BIO-14 On-site mitigation for permanent impacts to ACOE "Waters of the U.S." will be mitigated at a 1.5:1 ratio and consist of a combination of on-site riparian/wetland habitat creation and enhancement of 1.65 acres. On-site mitigation for permanent impacts to "Waters of the U.S." shall be accomplished by vegetating the open cell concrete bank lining with riparian vegetation using a native herbaceous seed mix (installed in the spring) and native plant cuttings as recommended by a qualified botanist and approved by the ACOE and the Department of Environmental Services.

BIO-15 No more than 700 linear feet of habitat within the bank, bed, and channel of the stream shall be temporarily disturbed/impacted by the proposed Project. All temporary impacts to ACOE jurisdictional areas from the bank stabilization will, at a minimum, be restored to pre-construction riparian habitat condition. Restoration of temporary impact areas shall include the revegetation of stripped or exposed work areas within the banks, bed, and channel of the creek (including construction areas, access roads, etc.) with native vegetation local to the area at a ratio of 1:1 and consist of on-site planting as recommended by a qualified botanist and approved by the ACOE and the Department of Environmental Services.

BIO-16 All required permits from ACOE must be obtained and submitted to the City of Simi Valley prior to final map recordation.

Therefore, after mitigation, the Project would have no potential for 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? ☐ ☐ ☒ ☐

The Project Site and the immediately surrounding areas to the east, west, and south include undeveloped portions of the Simi Hills. The area north of the Project site consists of developed portions of the City of Simi Valley. Meier Creek traverses the site and provides a narrow connection to the Arroyo Simi located north of the Project Site within developed Simi Valley. The Project Site and Meier Creek are not part of any direct north/south wildlife habitat linkage between the Santa Susana Mountains and the Simi Hills, and there are no native wildlife nursery sites in Simi Valley. The Arroyo Simi trends westward and while generally devoid of riparian vegetation and partially lined with concrete and channelized, remains clear of obstructions to wildlife movement to the west end of the City where the arroyo becomes natural and is bordered by undeveloped lands. The portion of Meier Creek

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

on the Project Site and Arroyo Simi are surrounded by developed areas and form a wildlife “choke point” through which wildlife must pass to reach otherwise disconnected areas of habitat. Though the presence of a “choke point” is not ideal for wildlife movement, it is preferable to a barrier and allows for some wildlife movement in this area. The area south of the Project Site within the Simi Hills is natural open space fragmented by development that supports an abundance and diversity of wildlife, including mountain lions, mule deer, bobcats, and coyotes. Large wildlife species could utilize Meier Creek and Arroyo Simi for east-west movement, but smaller wildlife species would not likely traverse the long stretch of barren channel of Arroyo Simi. Because the Project will leave the Meier Creek watershed largely intact and unencumbered, the impact of the Project on regional wildlife movement will be less than significant.

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

There are approximately 262 mature trees on the Project site. Several of these trees, specifically those located within the channel of Meier Creek, would be removed due to the installation of sheet piling to stabilize the banks of the creek. As proposed, the Project would preserve 151 existing trees and remove 111 trees. Removal of one protected Coast Live Oak tree on the site and preservation of one Coast Live Oak on the site and 10 Coast Live Oak trees located off the site are proposed. The Project would comply with the City’s Mature Tree Preservation Ordinance, which requires obtaining a tree removal permit. Additionally, all mature trees are indicated by tree number and an (R) or (S) for “Removed” or “Saved” per the tree report (Ref. #30).

To ensure impacts to mature trees are mitigated to less than significant, the Project would comply with Mitigation Measures **BIO-17** through **BIO-21**.

BIO-17 All improvement plans shall show precise locations of on-site and adjacent mature trees and will be reviewed and approved by the Environmental Services Director prior to final map recordation.

BIO-18 All improvement plans will incorporate avoidance and preservation of the large oak tree adjacent to the southeastern Project boundary.

BIO-19 All final improvement plans will clearly show trees to be preserved, transplanted or removed to comply with Simi Valley Municipal Code (SVMC) Chapter 9-38, and will be submitted to the Environmental Services Director for approval prior to issuance of grading permits.

BIO-20 The tree removal mitigation strategy, as prescribed by SVMC 9-38 will be clearly shown on the landscape plan to be submitted and approved by the City’s Landscape Consultant prior to issuance of grading permits.

BIO-21 The tree removal replacement strategy will include the planting of native trees as approved by the City Landscape Consultant and jurisdictional agencies adjacent to Meier Creek, and will be reviewed and approved by the Environmental Services Director prior to final map recordation.

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

Therefore, after mitigation, the Project would have a less than significant impact from conflicting 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? ☐ ☐ ☐ ☒

No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or similar plan applies to the Project site. Consequently, implementation of the proposed Project would not conflict with the provisions of any adopted conservation plan. Therefore, there is no potential for a significant impact to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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? ☐ ☒ ☐ ☐

The Project site consists of 20.7 acres of previously-graded undeveloped land bisected by Meier Creek. Cultural resource investigations that included literature reviews and site surveys were conducted in 2008 and 2018. A cultural resource records search and literature review was conducted on May 2018, at the South Central Coastal Information Center of the California Historical Resource Information System at California State University, Fullerton. The records search indicated that no fewer than 26 previous studies have been conducted within one mile of the Project area. In addition, three cultural resources and all prehistoric lithic scatters have been recorded within one mile of the Project area. One of the previously-recorded prehistoric sites was mapped within the Project area; however, this site was tested and data recovered in the 1980s and is no longer present on the site. A search of the Sacred Lands File (SLF) from the NAHC indicates that there are no known Native American cultural resources within the immediate Project area.

An intensive pedestrian survey of the site was completed in May 2018. No cultural resources were identified during the survey. Ground visibility was poor throughout the site due to existing vegetation (Ref. #39). For this reason, Mitigation Measure **CUL-1** requires monitoring of ground disturbing activities during construction. With implementation of this measure, there is no potential for 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? ☐ ☒ ☐ ☐

The Project site is located on previously-graded undeveloped land and it is unlikely that any significant archaeological resource would remain on the site. As discussed above, a 2018 Cultural Resource investigation of the site did not identify any cultural resources on the site. Mitigation Measure **CUL-1** requires monitoring of ground disturbing activities during construction to ensure impacts to any cultural resources that may be encountered during construction are mitigated to less than significant. With implementation of this measure, there is no potential for a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5.

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

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

☐ ☐ ☒ ☐

The Project site is not within proximity of a cemetery, the nearest being the El Rancho Pioneer Cemetery located approximately 2.7 miles to the west. A Sacred Lands File Search did not reveal any known tribal cultural resources on the Project site.

The Project would comply with Mitigation Measure **CUL-1** to ensure impacts to any cultural resources encountered during construction of the Project are mitigated to less than significant.

CUL-1 A qualified archaeologist shall monitor initial ground disturbing activities, include grubbing and grading, with additional monitoring during grading to be conducted as determined necessary.

Therefore, with incorporation of the above mitigation measure, there is a less than significant impact to the environment from a substantial adverse change to historical resources, archaeological resources, or 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?

☐ ☐ ☒ ☐

As part of the General Plan update, the City 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. (Refer to further discussion under Greenhouse Gas Emissions, Section VIII. of this document.)

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

☐ ☐ ☒ ☐

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, etc.), 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, and 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

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

environment and reduce GHG emissions from new construction. The City's adoption of Ordinance 1167 goes further by including a 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. ☐ ☐ ☒ ☐

Based on the findings of an engineering geologic study, the Project site is not located within a State-designated Earthquake Fault Zone and no known active faults traverse the site (Ref. #7). According to the City of Simi Valley General Plan (Ref. #8), the Project site is not within the designated Simi/Santa Rosa Fault Hazard Zone. However, because the City of Simi Valley is located in an area adjacent to active faults, the City is subject to substantial seismic hazards. All structures and site improvements would be required to be implemented in accordance with the latest California Building Code, which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards (Ref. #9). Construction of the proposed Project would also comply with the Division of the State Architect (DSA) requirements mandated by AB 300 for seismic safety (Ref. #10). Therefore, the possibility of surface fault rupture within the subject property is determined to be extremely low (Ref. #32). The Project would have no potential for a significant impact of exposure to substantial adverse effects from surface 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.

- ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

According to the geotechnical report for the Project (Ref. #11), the Project site is located in a seismically active region and will be subject to moderate to strong ground shaking should any of the active Southern California faults produce an earthquake. Furthermore, fault movement can also propagate to the surface, resulting in fault surface rupture. The Project site is located outside a State of California designated Earthquake Fault Zone. The geotechnical report states that the three buildings, related retaining walls, and associated parking areas proposed can be built to withstand potential effects of ground shaking through incorporation of the geotechnical engineering recommendations. These recommendations will be required by the Department of Public Works with the issuance of a grading permit for the Project. In addition, the California Building Code prescribes procedures for earthquake resistant design which include considerations for seismic zoning.

Furthermore, the Project site is not located within an established Alquist-Priolo Earthquake Fault Zone or designated Fault-Rupture Hazard Zone for surface fault rupture

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

hazards. Therefore, the Project would have no potential for a significant impact related to strong seismic ground shaking. Therefore, there is no potential for a significant impact to the environment from strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

☐ ☐ ☒ ☐

According to the geotechnical report for the Project (Ref. #11), the Project site is located within an area where historical occurrences of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements as designated by California Geological Survey (CGS). The liquefaction analyses performed by the geotechnical engineer confirmed that there is a high potential for liquefaction and liquefaction related distress at the proposed Project site. The Project will use conventional foundation systems, as deemed appropriate by the Project civil/structural designer and as required by the California Building Code, to eliminate potential hazards from liquefaction and other seismically related ground failures. Therefore, there is no potential for a significant impact from ground failure, including liquefaction.

iv) Landslides?

☐ ☐ ☒ ☐

According to the California Seismic Hazard Zones Map of the Simi Valley East Quadrangle (1997), the Project site is adjacent to an area subject to earthquake-induced landslides, specifically the portion along the south side of the Project site. The geology of the slope has been determined to be neutral in terms of slope face (horizontally or near horizontally bedded). The nearest proposed building would be located more than 50 feet away from this slope. Based on the interpreted slope geology and slope gradient, it is expected that the slope will be seismically stable, and the potential for adverse impact to the nearest building will be low to negligible. The building setback of 30 feet on the southern edge of the Project is twice the setback required by the California Building Code and would be sufficient to avoid exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Moreover, based on the updated engineering geologic study, the subject property is free from any recent rain-related damage such as landslides or mudflows (Ref. #11). Therefore, there is no potential for a significant impact from landslides.

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

☐ ☐ ☒ ☐

The Project site is relatively flat and contains minimal rises or changes in elevation that would be conducive to erosion. No major slopes or bluffs are on or adjacent to the site. Upon Project completion, the potential for soil erosion or the loss of topsoil would be expected to be extremely low. The Project would be required to adhere to Section 9-64.030C (Grading and Erosion Control) of the Simi Valley Municipal Code during construction. Compliance with this code prevents siltation, protects off-site properties, and prevents soil loss during grading. To prevent downstream impacts from runoff and erosion, a complete Storm Water Pollution Prevention Plan (SWPPP) will be prepared, approved by the City, and implemented. Monitoring of the SWPPP measures shall take place as required by the State Water Resource Control Board requirements. A monitoring report shall be prepared and presented to the City bi-annually or whenever measures are not being adequately implemented. The Project will be required to implement best management practices (BMPs). These BMPs, including using gravel bags to provide a

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

stabilized construction entrance, are designed to prevent erosion and siltation during the Project's construction phase. The potential for a significant impact from substantial soil erosion or loss of topsoil is less than significant.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

Based on the findings of the updated engineering geologic study (Ref. #32), the geologic units (i.e. earth materials) underlying the Project site consist of certified compacted fill, uncertified artificial fill, and alluvium. The geotechnical site evaluation (Ref. #31) of the property evaluated the suitability of the site soils for construction of the Project as proposed. The report states that construction of the Project is feasible from a geotechnical engineering standpoint provided that the recommendations presented in the report are followed and implemented. It is also recommended that existing certified compacted fill and uncertified artificial fill will be removed and recompacted, in part or in whole, to a certified condition as specified by the Project geotechnical engineer (Ref. #32). The Project would be required by the Department of Public Works to comply with these recommendations for issuance of a grading permit for the Project. Therefore, the potential for a significant impact 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 landslides, lateral spreading, subsidence, liquefaction or collapse is less than significant.

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

The Project site is underlain by certified compacted fill, uncertified artificial fill, alluvial deposits, and bedrock (Ref. #32). Such soils are typically in the low to moderately low range for shrink-swell. To minimize damage due to geologic hazards, design and construction of the proposed Project would comply with applicable building codes. This procedure is required by the building code and will ensure that the soils are properly prepared to accommodate the building. Therefore, there is no potential for a significant impact regarding expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating direct or indirect substantial risks to life or property.

- 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? ☐ ☐ ☒ ☐

Septic tanks would not be used for the proposed Project. The Project would connect to and use the existing sewage conveyance 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? ☐ ☒ ☐ ☐

As shown in the Areas of High Paleontological Sensitivity Map in the City of Simi Valley General Plan EIR Cultural Resources section (Ref. #44), the Project site is not within an Area of High Paleontological Sensitivity. As currently proposed, most of the Project ground disturbance for the construction of the Project would be restricted to areas immediately

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

underlain by younger alluvium, which minimizes the potential for encountering paleontological resources. The following measure will mitigate the potential for significant impacts should intact paleontological resources be encountered during construction:

- GEO-1** In the event an unanticipated fossil discovery is made during the course of Project construction, then, in accordance with the Society of Vertebrate Paleontology (SVP) (2010) guidelines, it is the responsibility of any worker who observes fossils within the Project area to stop work in the immediate vicinity of the find and notify a qualified professional paleontologist who shall be retained to evaluate the discovery, determine its significance and if additional mitigation or treatment is warranted. Work in the area of the discovery will resume once the find is properly documented and authorization is given to resume construction work. Any significant paleontological resources will be prepared, identified, analyzed, and permanently curated in an approved regional museum repository.

Therefore, with incorporation of this mitigation measure, 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? ☐ ☐ ☒ ☐

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 in September 2010 included a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year for all non-industrial Projects.

For the purpose of evaluating the GHG impacts associated with the Project, a threshold of 3,000 MTCO₂e/year was used for plan level analyses. This threshold was used since it was developed based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The annual net GHG emissions associated with the operation of the Project is 1,236.2 MTCO₂e per year, below the SCAQMD recommended screening threshold of 3,000 MTCO₂e per year (refer to Ref. #34 - Air Quality and GHG Study). The Project would not

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

result in a significant impact with respect to GHG emissions. Impacts would be less than significant.

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

As part of the recent General Plan update, the City has adopted a Climate Action Plan known as the City of Simi Valley 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, and 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.

Based on all of the above information, the Project would have a less than significant impact with respect to GHG emissions or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

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? ☐ ☐ ☒ ☐

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. #12). Storage of any amount of hazardous materials is subject to the Ventura County Fire Protection District and Ventura County Environmental Health Department regulations. These regulations limit the amount of

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

hazardous materials that can be stored in these facilities so that public safety is protected. The Project does not involve any handling of hazardous wastes or other hazardous materials. Additionally, the Project is required to comply with the Ventura County Municipal Storm Sewer System Permit. This will ensure that water leaving the site is properly filtered before it enters area waterways. Therefore, there is no potential for a significant impact to the environment from 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? ☐ ☐ ☒ ☐

The Phase I Environmental Site Assessment (ESA) (Ref. #13) of the Project site concluded there are no recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historical recognized environmental conditions (HRECs) connected with the Project site. The ESA did not reveal evidence of an underground storage tank (UST) on the Project site; however, if encountered it would be removed during excavation in accordance with all applicable regulatory guidelines. The handling of hazardous materials would be required to adhere to applicable federal, state, and local requirements that regulate work and public safety. Therefore, there is no potential for a significant impact to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

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

The Project site is over one-quarter mile from any existing or proposed school. The nearest school is the Garden Grove Elementary School located approximately 0.75 miles to the northwest. Therefore, there is no potential for a significant impact on the environment from hazardous emissions within one-quarter mile of an existing or proposed school.

- 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 Phase I Environmental Site Assessment determined that there are no Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Condition (HREC) on the Project site (Ref. #13). The Project would confirm an Underground Storage Tank (UST) by excavation, which would be removed in accordance with all applicable regulatory guidelines. As such, there is no potential for impact on the environment from a hazardous materials site pursuant to Government Code Section 65962.5.

The Project site is also not listed on the Department of Toxic Substances Control, Site Cleanup and Hazardous Waste Facilities data base (Ref. #33). This database lists all sites pursuant to government code requirements. Since the time the site was mass graded from native bedrock and soils, it has remained vacant and unused, such that the potential for significant hazardous material or contamination to exist on the subject property is remote. Therefore, development of the Project site would not create a significant hazard to the public or the environment.

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

The Santa Susana Field Lab (SSFL) is located approximately two miles south from the Project site. Military operations were conducted at the SSFL from 1953 through 1998. During and after operations, buildings and land in the area were decommissioned, and, if necessary, remediated, surveyed, verified, and released by the appropriate regulatory agencies, including the Energy Research and Development Administration, Department of Energy, the Nuclear Regulatory Commissions, and the California Department of Health Services.

Multiple operations at the SSFL over the last six decades have resulted in contamination of surface and subsurface environmental media by various hazardous substances. Based on comprehensive literature review of all available information and environmental investigations conducted within the Project vicinity, soils and sediment from the runoff from chemical and radionuclides identified being associated with the SSFL have not exceeded background levels and are below levels that present an unacceptable human health risk. In addition, the contaminants in groundwater that have been detected at the SSFL include trichloroethene (TCE), perchlorate, and tritium. Water testing confirmed that the contaminants are at or near background levels, or not present and that the Brandeis-Bardin property is free of contamination. Best management practices continue to be implemented at the SSFL-contaminated source areas to prevent migration of contaminants off site. In addition, the National Pollutant Discharge Elimination System (NPDES) program continues to monitor and manage storm water discharges off-site.

- f) For a Project located in 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 13.5 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?
- ☐ ☐ ☒ ☐

There is direct access to the site from Tapo Canyon Road providing access for emergency vehicles, and the property is already included in the City's emergency response and evacuation plan. Development of the property has been anticipated by these plans and there is no need to amend the existing procedures. Therefore, there is no potential for a significant impact to the environment from interference with an adopted emergency response or evacuation plan.

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

The southern portion of the Project site is identified as a potential wildfire hazard area, as shown in the Potential Wildlife Hazard Area Map in the City of Simi Valley General Plan (Ref. #15). The Project would implement standard placement of hydrants and building sprinklers in this portion of the site, as required by the Ventura County Fire Department (VCFD) to further reduce the risk associated with wildland fires. Additionally, a 30-foot fire access road around Parcel 1 would be implemented as well as fire department connections for each of the three

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

parcels. Fire hydrants would maintain a 150-foot buffer to any point on a building versus 250 feet allowed for sprinklers (Ref. #40). Therefore, there is no potential for a significant impact to people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY: Would the Project:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

☐ ☐ ☒ ☐

The Project would be connected to the existing sewer system and all wastewater will be collected and processed at the City's sanitation plant. Under the conditions of the City's National Pollutant Discharge Elimination System (NPDES) permit, development over one acre in size is required to install permanent filtration devices to clean runoff leaving the site. In addition, any standing water within excavations during construction will be handled pursuant to State requirements governing the handling of such construction related groundwater.

As a co-permittee of the Ventura County MS4 Permit (California Regional Water Quality Control Board, Los Angeles Region Order No. R4-2010-0108, NPDES Permit No. CAS004002), the City of Simi Valley is charged with ensuring that subject Projects within its jurisdiction mitigate stormwater runoff in conformance with MS4 Permit requirements for both construction and post-construction phases of the Project.

Because the Project will disturb over one (1) acre of land, implementation of approved construction Best Management Practices (BMPs) as well as a prepared Stormwater Pollution Prevention Plan (SWPPP) shall also be required at final engineering per MS4 subpart 4F – Development Construction Program.

Per MS4 subpart 4.E – Planning and Land Development Program, post-construction BMPs of Infiltration and Biofiltration are to be included in the development. On-site BMPs will treat a total "first flush" Project area runoff volumes with sizing methodology in accordance with the County of Ventura Technical Guidance Manual (TGM) (Ref. #38).

As stated in MS4 subpart 4.E.III.3 – Hydromodification Control Criteria, "treatment BMPs are considered adequate for Hydromodification control for Projects that disturb less than 50 acres." Given the proposed development disturbs approximately 13.2 acres, the proposed BMPs discussed in the preliminary hydrology report meet this requirement and a Hydromodification Analysis Study is not required (Ref. #38).

Based on these conditions, water discharged from site would not violate any water quality standards. Therefore, there is no potential for a significant impact to the environment from violating any water quality standards or waste discharge requirements.

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

☐ ☐ ☒ ☐

The Project site does not serve as a primary area of groundwater recharge and would receive its domestic water supply from the existing distribution system. The Project does not propose to use a well or groundwater from the site. Therefore, there is no potential for a significant

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

impact to the environment from the decrease of groundwater supplies or impeding sustainable groundwater management of the basin.

- 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?

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

To protect the Project graded pads and slopes, installation of a vertical thick metal sheet piling at the top of bank slopes is proposed. To provide protection to the sheet piling, a buried rock riprap is proposed with planting above in the areas of the bridge abutments, and under the outline of the bridges, exposed rock riprap is proposed. This proposed design will minimize direct impacts to Meier Creek on the site and avoid substantial alteration of the existing drainage pattern on the site.

The Project Applicant would comply with Mitigation Measures **HYDRO-1** through **HYDRO-3** to ensure impacts to the environment from substantial erosion or siltation on- or off-site is less than significant.

HYDRO-1 A permanent erosion control fabric will be installed above the channel lining and normal flow of high water to fulfill FEMA requirements, and will be indicated on the final channel improvement plans, to be approved by the Environmental Services Director. The installation will occur prior to riparian vegetation plantings as recommended by a qualified botanist. The proposed vegetation-planting scheme will be submitted as part of the final landscape plans to the Environmental Services Director for approval prior to issuance of grading permit. Soil stabilization and planting in this manner will occur on both sides of Meier Creek.

HYDRO-2 Construction activities within Meier Creek are limited to the dry period of the year (May 1 through October 1) or when the stream is not actively flowing, and no measurable rain is forecast within 72 hours. A note will be placed on the grading plans: "If measurable rain is predicted within 72 hours during construction, all activities must cease and protective measures to prevent siltation/erosion must be implemented/maintained."

HYDRO-3 Silt fencing must be placed between grading activities and Meier Creek to prevent sediment or debris entering the creek and will be indicated in the grading plans.

Therefore, after mitigation, the Project would have no potential for a significant impact to the environment from substantial erosion or siltation on- or off-site.

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

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

The Project site is located within two tributary areas to Meier Creek: 14 acres north of and 70 acres south of Meier Creek (Ref. #38). The existing peak flow rate for a 10-year Storm is 105 feet per second (cfs). Due to the proposed outlet control designs, there will be no adverse net impact from the Project. As shown in the Hydrology Drainage Report,

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

restricted outflows have been proposed such that attenuation of peak flows achieves both VCWPD Criteria and City of Simi Valley Criteria. Supporting calculations for the proposed detention Volume Stage-Storage and Flow Depth-Discharge models result in a decrease in runoff for a 10-year Storm to 102.1 cfs, a net decrease of 2.9 cfs as a result of the Project (Ref. #38). Additionally, the Project provides attenuation of 100-year developed flows to be reduced to less than 10-year developed flows, therefore meeting City of Simi Valley criteria.

Furthermore, Simi Valley Municipal Code Section 7-5.101 through 7-5.101 (Flood Damage Prevention Ordinance) prohibits a substantial increase in on- or off-site flooding. Therefore, no flooding on or off-site as a result of the Project will occur and there will be no impact directly, indirectly, or cumulatively that would substantially increase 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; or? ☐ ☐ ☒ ☐

The State NPDES MS4 permit requires all new development to treat the “first flush” of all storms. The Project site will implement drainage management measures that will ensure the capacity of existing and planned stormwater drainage systems is not exceeded. The Project will construct drainage facilities to convey storm water runoff as well as absorb increases in peak runoff flows per agency requirements described in the drainage report (Ref. #38). The Project will also adhere to Low Impact Development (LID) design criteria per the Technical Guidance Manual. The changes to the existing storm drains in the immediate vicinity of the Project will not significantly impact the capacity of existing or planned stormwater drainage systems in the Guardian Street/Tapo Canyon Road area. Moreover, the quality of runoff from the Project site would be subject to Section 401 of the CWA under the National Pollutant Discharge Elimination System (NPDES). The Project will include drainage features to clean runoff as required by the applicable NPDES permit. Therefore, there is no potential for a significant impact to the environment that would impair the beneficial uses of the receiving water or cause significant harm to the biological integrity of waterways or waterbodies. Therefore, there is a less than significant impact on the environment from exceeding the capacity of exceeding stormwater drainage systems or an increase in polluted runoff.

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

According to the Site Preliminary Drainage Study for the Project (Ref. #38), based on the proposed detention designs for peak flow attenuation, the hydrological conditions due to the proposed tract development (per Section 3) will create no net adverse drainage impact, and peak post-development runoff flows shall be detained to discharge water at a rate less than existing runoff flows and such that 100-year flows will be restricted to 10-year developed flows.

The proposed detention basins shall provide sufficient volume capacity to detain and attenuate peak flows as required by the City of Simi Valley Drainage Study Guidelines, and post-development infiltration trench and biofiltration BMPs shall provide required stormwater quality treatment. Therefore, there is a less than significant impact to the environment from impeding or redirecting flood flows.

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

- v. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation? ☐ ☐ ☒ ☐

The site is located within a FEMA Special Flood Hazard Area (SFHA), Zone A, an area subject to inundation by the one-percent-annual-chance flood event generally determined using approximate methodologies. The Project site has been designed in a manner consistent with FEMA regulations as well as the City of Simi Valley floodplain ordinance. As show in the Preliminary Flood Plain Analysis (Ref. #37), to comply with FEMA requirements the Project fill has not been placed in the floodway as shown by the proposed water surfaces being greater than one ft. above the existing water surface.

In addition, the onsite drainage will be handled through a series of swales and underground drainage systems that intercept runoff from the site and direct it to the site infiltration system where any polluted water will be treated pursuant to Ventura County MS4 standards. 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 no potential for a 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 Project site would be graded to drain to the existing public drainage system in Guardian Street and Tapo Canyon Road. The Project would install new storm drain outlets to Meier Creek from on-site detention basins. Compliance with the Countywide National Pollution Distribution Elimination System (NPDES) Permit, including storm-water drainage designs that comply with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP), the Project will filter the required amount of storm-water contributed to the public drainage system, and the County-wide pollutant concentrations will comply with their NPDES permit requirement. 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? ☐ ☐ ☒ ☐

As previously stated, the location of the proposed Project site is on a vacant 20.7-acre site, located on the west side of Tapo Canyon Road intersecting with Guardian Street. The Project site is generally bordered by light industrial and office uses on the north and east, open space hillsides on the south and west, and a single-family residence located 90 feet to the southeast. The Project will not expand outside of the current property boundaries. Therefore, the Project will not result in a significant land use impact due to the physical division of 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? ☐ ☐ ☒ ☐

The proposed Project involves development of 306 senior independent living units and 51 assisted/memory care units. The current General Plan Land Use designation for the

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

Project site is Business Park. The Project site is currently zoned Business Park/Brandeis-Bardin Institute Specific Plan [BP(SP)]. The Brandies-Bardin Institute Specific Plan was adopted in December 1984 (amended January 1993) with the purpose to provide design objectives, performance standards, and guidelines for development of a 100-acre business park. The Business Park area is intended for development of a broad range of industrial and industrial-office activities, while the Open Space component is intended to preserve the natural drainage and hillside slopes.

The Applicant has applied for a General Plan Amendment requesting a land use designation change from Business Park to General Commercial. A zone change is also being requested from Business Park (Specific Plan) [BP(SP)] to Commercial Planned Development (CPD).

The Project will meet the standards of the City of Simi Valley Development Code and Design Guidelines. These standards are established to require consistent and compatible development between adjoining properties, including screening utility equipment and landscaping to soften building exteriors and buffers between uses.

The Project is located adjacent to Tapo Canyon Road, which leads directly to other major arterials and SR-118. Traffic from the site would not have to travel through any residential neighborhoods in order to transport supplies or workers.

Therefore, there is no potential for a significant impact from conflict with any applicable land use plans, policies, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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? ☐ ☐ ☒ ☐

Based on the findings of the engineering geologic study (Ref. #32), the geologic units (i.e. earth materials) underlying the subject property consist of certified compacted fill, uncertified artificial fill, and alluvium. The earth materials present within the subject property are common to this area of Simi Valley and their occurrence is generally consistent with regional conditions. The Project site is located outside of any known oil, natural gas field, or oil and gas wells as delineated on the California Department of Conservation (Ref. #16). Furthermore, there are no oil or gas wells located on the property (Ref. #17). Therefore, the proposed Project would not 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? ☐ ☐ ☒ ☐

As previously discussed, the Project site is located outside the area identified as a natural resource area on the Land Use Map for the City's General Plan (Ref. #43). Therefore, there is no potential for a significant impact to 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.

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

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?

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

The proposed senior housing facility is considered noise sensitive in the City's General Plan and is not considered to be a land use that produces significant noise. The General Plan establishes noise standards for noise sensitive land uses of 45 dBA CNEL for interior and 65 dBA CNEL for private outdoor living areas. The noise study prepared for the proposed Project (Ref. #35) identifies the dominant sources of noise within the Project site include noise generated at the loading dock and parking lot in the business park located north of the site and roadway traffic to the east of the Project site.

Exterior noise levels within the Project site will be below the 65 dBA CNEL for private outdoor living areas. In addition, the use of standard building materials and compliance with Title 24 energy conservation standards will attenuate interior noise levels by up to 17 dBA with the windows open and 25 dBA with the windows closed. Based on these characteristics, interior noise levels would be below the commercial/institutional noise standard of 45 dBA CNEL. Therefore, the Project will not expose people to noise levels in excess of City standards.

Traffic related noise is the major influence on the ambient noise level in this area of the City. Since noise is measured on a logarithmic scale, the Project would need to produce 10 times the current amount of traffic (a 1,000 percent increase) in order to increase noise energy by 10 dBA. The traffic impact study estimates the Project will generate 1,222 daily trips, within the 1,880 daily trips identified in the existing General Plan. Since the Project does not cause a 1,000 percent increase in traffic, ambient noise will not increase by 10 dBA. Therefore, there is no potential for a significant impact to the environment from an increase in ambient noise levels in the Project vicinity by 10 dBA.

Noise from the development would be self-contained and there are no exterior sources of noise associated with the Project. In addition, this type of land use does not involve manufacturing, processing, or generation of large amounts of traffic which could produce substantial, temporary, or periodic increase in ambient noise. Therefore, there is no potential for a significant impact to the environment from a temporary or periodic increase in ambient noise levels. Therefore, the Project would not result in a substantial traffic noise increase that would affect existing offsite receptors and the Project's impact on offsite traffic noise would be less than significant.

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

b) Generation of excessive groundborne vibration or groundborne noise levels?

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

According to the noise study prepared for the Project (Ref. #35), estimated groundborne vibration levels are based upon noise levels reported by the FHWA Highway Construction Noise Handbook (2006), the FTA Transit Noise and Vibration Impact Assessment (2006), and the distance to nearby sensitive receptors. Reference levels from that document were then used to estimate vibration levels at nearby sensitive receptors based on a standard noise attenuation rate of 6 VdB per doubling of distance.

The City of Simi Valley has not adopted vibration guidelines or standards, either as part of the General Plan or SVMC. However, the noise study states that vibration thresholds have been established by the FTA for disturbance of people at 72 VdB 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. In addition, the noise report analysis applies thresholds for intermittent sources in the Caltrans Transportation and Construction Vibration Guidance Manual (2013) for potential damage to buildings. Caltrans considers the architectural damage risk level to be between 0.08 and 0.5 inches per second (in/sec) peak particle velocity (PPV) depending on the type of building that is affected (Caltrans 2013).

Construction activity associated with the Project would create temporary groundborne vibration on and adjacent to the Project site. The closest residences are approximately 90 feet from the southeastern boundary of the Project site. The noise study lists groundborne vibration levels from various types of construction equipment at distances of 90 feet from construction activity.

Based on the noise study field observations, the primary source of existing ground-borne vibration in the vicinity of the Project site is vehicle traffic on local roadways. According to the FTA, typical road traffic-induced vibration levels are unlikely to be perceptible by people. Trucks and buses typically generate ground-borne vibration velocity levels of approximately 63 VdB (at a 50-foot distance), and these levels could reach 72 VdB when trucks and buses pass over bumps in the road. A vibration level of 72 VdB is above the 60 VdB level of perceptibility.

The noise study states that dozers are capable of producing approximately 0.013 inches per second PPV at 90 feet and would not generate vibration levels in excess of 0.5 inches per second PPV. As such, the single-family residential units located nearest to the Project site with regard to construction vibration activities would not be affected as a result of attenuation of ground-borne vibration. Furthermore, construction activities would be restricted to daytime hours when people are the least sensitive to vibration intrusions.

Vibration levels from construction equipment would range from 50 VdB to 85 VdB at 50 feet from the source. Vibration levels that exceed 80 VdB are typically detectable by people living in the vicinity of the activity causing groundborne vibration. Estimated noise levels associated with the Project could occur as close as 90 feet from the nearest residence to the southwest. The potential noise impact generated during construction depends on the phase of construction and the percentage of time the equipment operates over the workday. However, construction noise estimates used for the analysis are representative of worst-case conditions because it is unlikely that all the equipment contained on site would operate simultaneously. However, construction activity would only occur during daytime hours in

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

compliance with SVMC Section 5-16.02, which would avoid sleep disruption. Construction vibration would be detectable at the nearest residences but would not be expected to result in a significant impact to nearby residents. Therefore, there is a less than significant impact to the environment from the generation of excessive groundborne vibration or groundborne 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 13.5 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.

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 Project site is located in an urban area of the City and surrounding land uses consist of business parks to the north and east, and single-family residential homes to the southeast. The Project would not add any new major public infrastructure to serve the 306 senior independent living units and 51 assisted/memory care units proposed. The Project would house approximately 585 people. The Simi Valley 2012 General Plan Update identifies goals and policies for the development and maintenance of civic, park, school, utility, institutional, and other public and institutional uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community (Ref. #18). The development of a new Residential Care Facility falls under this goal, specifically Goal LU-21: Public and Quasi-Public Uses Supporting Resident Needs for governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services located and designed to complement Simi Valley's neighborhoods, centers, and corridors. Goal LU-21.6 encourages the development of Care Facilities such as senior daycare facilities, assisted living facilities, hospice, child care, and other care facilities in areas where they can be located, designed, and managed to assure compatibility with and the safety of adjoining uses and in accordance with state legislation.

The increase in population associated with the Project would be less than one percent of the projected increase to the total population of the City by the year 2040. This estimate is conservative as it does not factor in the percentage of population that may already be in the City. Therefore, there is no potential for a significant impact to the environment from substantial unplanned population growth in an area, either directly or indirectly.

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

The Project site consists of previously-graded and undeveloped land and does not contain any existing dwelling units. Therefore, there is no potential for a significant impact to the environment from the displacement of any existing dwelling units.

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

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 approximately 1.7 miles to the southeast from Ventura County Fire Station Number 41, located at 1910 Church Street. The Fire District has determined that based on existing roadways, short distance, and level terrain, the standard response time of five minutes can be maintained after development of the Project.

Project development would include adding 306 senior independent living units, 25 assisted living units, and 26 memory care units. During construction and subsequent operation, the proposed Project would not interfere with any of the daily operations of the City's Emergency Plans nor would it require additional staff from the VCFD. All construction activities, including staging, would occur on-site and would be required to be performed per the City's and VCFD's standards and regulations.

Ingress and egress points would be adequate for emergency services. The Project has been reviewed by the VCFD for conformance with applicable fire safety standards, resulting in recommended conditions of approval. A fire flow analysis was completed to provide the calculations for the adequacy to install fire hydrants for the proposed Project. To meet applicable standards, the flow and pressure of the new hydrants must supply the minimum required by the Fire Prevention Bureau. VCFD requires the fire flow to be 2,000 gallons per minute (gpm) @ 20 pounds per square inch (psi) with a four-hour duration. Water supply data was provided by the water purveyor, Golden State Water Company. The findings of the analysis were that with a hydrant location on Guardian Street, 220 feet east of Tapo Canyon, residual flow would be 6,270 gpm @ 20 psi (Ref. #36). Thus, there is no potential for a significant impact on adequate flow and pressure to fire hydrants. Although the proposed Project may result in an increase in calls for emergency fire and medical services, this increase would be incremental and would not require the construction of new or expanded fire protection facilities.

Police protection services in the City of Simi Valley are provided by the Simi Valley Police Department, which operates out of its police facility at 3901 Alamo Street, approximately 1.8 miles north of the Project site. The Police Department has established acceptable standards for Patrol Officer response times to calls for service in the City. The acceptable response times to emergency calls average 3.2 minutes, and non-emergency response times average 12 minutes. The Police Department tracks response times and is meeting these standards. 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. Although the proposed Project may result in an increase in calls for police services,

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

it is expected that this would only result an incremental increase. Project development would not require the construction of new or expanded police facilities.

As defined by the California State Government Health and Safety Code Section HSC 1569.2, "Residential Care Facility for the Elderly" means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs as determined in order to be admitted and to remain in the facility. Accordingly, the Project would not generate additional students nor require the construction of a new school. However, the Project may have a secondary impact from the new households of employees of the Residential Care Facility. 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)]. Therefore, there is no potential for a significant impact on the environment due to the need for new or altered school facilities.

The Project site is located in an urbanized area of the City and would have access to numerous parks and public recreation facilities within a 2-mile radius. This includes Darrah Park, located approximately 0.3 miles to the northwest, Vista Del Arroyo Park, located approximately 0.5 miles to the west, and Sequoia Park, located approximately 0.7 miles north of the Project site. 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 ($1,057 / 127,070 \times 1,000$). This ratio complies with the standard of five acres per 1,000 people established in the Simi Valley Municipal Code Section 9-68.060. Therefore, there is no potential for a significant impact on parks or recreational facilities.

A public library is provided by the City of Simi Valley, which is located 2969 Tapo Canyon Road, approximately 1.7 miles to the north of the Project site. The need for public facilities is based on the demand generated by the population. The Project would house approximately 585 people. The projected population for the Project represents a relatively small change in the population of the local community. Therefore, new or physically altered library facilities would not be needed to serve the Project.

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? ☐ ☐ ☒ ☐

Demand for parks and recreational facilities in an area are usually determined by the area's population. The proposed Project would include adding 306 senior independent living units, 25 assisted living units, and 26 memory care units. Existing park or other recreation facilities would be able to accommodate the increase in park use generated by this Project. Therefore, there is no potential for a significant impact to the environment from an impact on recreation.

- 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? ☐ ☐ ☒ ☐

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

The proposed RCFE would include interior and exterior recreational facilities designed to meet the specialized needs of senior residents, such as a salon/day spa, wildlife room, an art studio, and open space. These facilities are minor in size and will not result in adverse physical effects on the environment. Therefore, there is no potential for a significant impact from construction or expansion of recreational facilities.

XVII. TRANSPORTATION/TRAFFIC: Would the Project:

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

☐ ☐ ☒ ☐

A Traffic Impact Analysis was prepared for the Project (Ref. #19). The Project would provide sidewalks along all public street frontages, upgrade all existing curb ramps at the Tapo Canyon Road/Guardian Street intersection to current ADA requirements, and will not affect any existing or planned bicycle paths or the bus pullout in the vicinity. The Traffic Impact Analysis determined that the proposed Project is expected to generate 72 vehicle trips (28 inbound trips and 44 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed Project is expected to generate 98 vehicle trips (53 inbound trips and 45 outbound trips). Over a 24-hour period, the proposed Project is forecasted to generate 1,390 daily trip ends during a typical weekday (695 inbound trips and 695 outbound trips) (Ref. #19).

The significance of the potential impacts of the proposed Project at the study intersections were evaluated using the traffic impact criteria contained in the City of Simi Valley's Guidelines for the Preparation of Traffic Impact Study. According to the City's criteria, a significant impact is defined as a failure to maintain Level of Service (LOS) C or better. Therefore, if the study intersections are forecasted to operate at LOS D or worse under one of the above scenarios, then mitigation measures are required to improve the LOS to C or better (Ref. #19).

The traffic analysis follows City of Simi Valley traffic study guidelines and evaluates the potential Project-related impacts at three key study intersections in the vicinity of the Project site: Tapo Canyon Road/Cochran Street, Tapo Canyon Road/Los Angeles Avenue, and Tapo Canyon Road/Royal Avenue. The study intersections were selected for analysis by the City of Simi Valley Department of Public Works Traffic Division staff.

The Intersection Capacity Utilization method was used to determine Volume-to-Capacity ratios and LOS for the signalized study intersections. LOS calculations were prepared for the five following scenarios: Existing Conditions, Existing with Project Conditions, Future without Project Conditions, Future with Existing General Plan Conditions, and Future with Project Conditions.

It was determined that all three local intersections will continue to operate at LOS B or better during both the weekday AM and PM peak hours in all five scenarios. Based on this evidence, the Project would not have the potential for a significant impact to the environment from Project traffic or conflict with other plans or modes of transportation.

Surrounding roadways are marked with appropriate signs and crosswalks and appropriate safeguards would be used, if necessary, during Project construction so that any construction

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

traffic would not pose a hazard to pedestrians. The Project would not require the disruption of public transportation services or the alteration of public transportation routes. Additionally, a total of 282 vehicle parking spaces will be provided on-site as well as 16 bicycle parking spaces.

The Project would not interfere with any Class I or Class II bikeway systems. As necessary, the proposed Project would comply with Caltrans traffic control requirements for school areas (Ref. #21). According to the Simi Valley Bicycle Master Plan (Ref. #26), the recommended bicycle support facilities and programs include parking facilities, sidewalk management practices, signal programs, promotional programs and educational programs. There are no existing bicycle support facilities on any of the study area roadway segments. Pedestrian facilities in the vicinity of the Project site are limited, typically consisting of roadway shoulders. The proposed Project would not conflict with adopted policies supporting alternative transportation and no impacts would occur. The proposed Project would not generate demand for public transit, nor does it include transit facilities. Therefore, the proposed Project would not conflict with policies or standards related to transit, roadway, bicycle and pedestrian facilities; the impact would be less than significant.

- b) Conflict with an applicable congestion management program such as level of service standards and travel demand measures, or other standards established by the local congestion management agency for designated roads or highways? (*Compliance with CEQA Guidelines section 15064.3, subdivision (b) regarding revisions to criteria for transportation impacts is not required until July 2020.*) ☐ ☐ ☒ ☐

The Congestion Management Program (CMP) in effect in Ventura County was issued by the Ventura County Transportation Commission in July 2009 (Ref. #20). The nearest CMP-designated roadway is Tapo Canyon Road, located at the northeast corner of the Project site. However, the roadway would only be part of the CMP network at the intersection of Tapo Canyon Road and SR-118, which is approximately 1.2 miles north of the Project site. The proposed Project would not conflict with an applicable plan or standard as set forth by the County congestion management agency.

The proposed Project is expected to result in a net decrease of 165 vehicle trips (173 fewer inbound trips and 8 outbound trips) during the weekday AM peak hour when compared to business park development assumed as part of the Simi Valley General Plan. During the weekday PM peak hour, the proposed Project is expected to result in a net decrease of 113 vehicle trips (11 inbound trips and 124 fewer outbound trips). Over a 24-hour period, the proposed Project is forecast to result in a net decrease of 490 daily trip ends during a typical weekday (245 fewer inbound trips and 245 fewer outbound trips).

Based on City of Simi Valley significance threshold criteria, it is concluded that the proposed Project would not have the potential for a significant impact on an applicable congestion management program such as level of service standards and travel demand measures, or other standards established by the local congestion management agency for designated roads or highways.

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

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

☐ ☐ ☒ ☐

The proposed Project requires no new circulation improvements other than new driveways. As part of the Project, the primary entrance driveway will create the west leg of the Tapo Canyon Road-Peppertree Lane/Guardian Drive intersection and will be improved to a four-way stop controlled intersection. A secondary access driveway will be located at Peppertree Lane/Tapo Canyon Road (south of Guardian Street). The driveways would adhere to the Simi Valley Municipal Code Section 9-34.090, which includes specific design requirements for new access driveways including minimum standards for width, grade, angle, surface, and clearance. Adherence to all emergency response plan requirements set forth by the City of Simi Valley and the Ventura County Fire Department (VCFD) would be required through the duration of Project construction and operation phases. Existing emergency access to properties along the surrounding roadways would not be altered or disrupted under construction and operational phases and no changes to the offsite roadway system would be necessary. Therefore, there is no potential for a significant impact to the environment from a substantial increase in hazards due to a geometric design feature or incompatible use.

- d) Result in inadequate emergency access?

☐ ☐ ☒ ☐

The proposed Project would be required to incorporate all applicable design and safety requirements as set forth in the most current adopted fire codes, building codes, and safety standards set forth by the VCFD. The site is accessed off of the main driveway at the western terminus of Guardian Street, west of Tapo Canyon Road. Buildings B and C will be located on the north side of Meier Creek, and Building A will be located on the south side of Meier Creek, with access from a driveway with a new bridge over the creek and a secondary access bridge southeast of the main driveway, that leads back to Peppertree Lane/Tapo Canyon Road (south of Guardian Street). The proposed improvements at the intersection as well as the secondary driveway on Peppertree Lane would be constructed per City of Simi Valley design standards as well as County of Ventura Public Works Urban Residential Road Standards.

Existing emergency access to properties along the surrounding roadways would not be altered or disrupted under construction and operational phases and no changes to the offsite roadway system would be necessary. Therefore, there is no potential for a significant impact on 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 a 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

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

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) A Cultural Resources Study was conducted for the Project site (Ref. #39). The records search results indicated that no less than 26 previous investigations have been conducted and documented within the Project study area since 1973. At least five of the previous studies encompass portions or all of the Project area. As a result, 100 percent of the Project area has been previously investigated by these studies.

Additional sources consulted during the cultural resource literature review and records search include the National Register of Historic Places, the Office of Historic Preservation Archaeological Determinations of Eligibility, and the Office of Historic Preservation Directory of Properties in the Historic Property Data File. There are no listed historic properties, historical resources, or historic landmarks recorded within the Project study area. Historical maps consulted include Camulos, CA (1903) 30-minute, Santa Susana (1903 and 1941) 15-minute, and Santa Susana, CA (1951) and Simi Valley East (1969) 7.5-minute USGS quadrangles. None of the historical topographic quadrangles show any historical structures or buildings within the Project area.

A search of the Sacred Lands File (SLF) from the NAHC indicated that there are no known Native American cultural resources within the immediate Project area. Additionally, an intensive pedestrian survey of the proposed Project area was conducted on May 10, 2018. No cultural resources were identified during the survey and no evidence of former prehistoric archaeological resources were discovered. Furthermore, the potential for discovery of archaeological deposits, including tribal cultural resources as defined in Public Resources Code Section 5024.1, is considered low.

However, to comply with state law AB52, six Native American tribal groups were invited to consult on the Project, from which two tribes responded. Patrick Tumamait of the Barbareno/Ventureno Band of Mission Indians requested that an extended Phase I archaeological study be conducted, and also recommended archaeological and Native American monitoring of all ground disturbing activity associated with the Project. The City also received a request for consultation from the Fernandeño Tataviam Band of Mission Indians (FTBMI) Tribal Historic & Cultural Preservation Department. As a result of these consultations, the Project Applicant will comply with Mitigation Measures **TCR-1** through **TCR-5** to ensure that inadvertent impacts to Tribal Cultural Resources that may result from ground-disturbing activities associated with construction of the Project are less than significant:

TCR-1: An extended Phase I Testing of the proposed Project area shall be conducted prior to any and all ground-disturbing activity in order to determine the presence/absence of cultural materials at the subsurface level. The testing plan shall be created in consultation with the Fernandeño Tataviam Band of Mission Indians (FTBMI) in order to ensure a sufficient level of coverage. At least one Secretary of Interior Standards-qualified archaeologist with a minimum of three years of regional experience in archaeology and at least one Tribal representative from the FTBMI shall be on-site to conduct testing. Any findings during testing shall be properly recorded on-site and reburied within the original find location (no collection shall be permitted). A testing report shall be completed, to include recordation documents (if any finds

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

occur), and be provided to the Lead Agency for dissemination to the FTBML. The Lead Agency shall, in good faith, consult with all consulting Tribes concerning the results of the testing plan and, if positive, discuss appropriate mitigation for the proposed Project. Any finds shall be subject to the Treatment and Disposition Plan as described within TCR-2.

TCR-2: A Treatment and Disposition Plan (TDP) shall be established, in consultation with the Fernandefio Tataviam Band of Mission Indians, prior to the commencement of any and all ground-disturbing activities for the Project, including any archaeological testing. The TDP will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

TCR-3: The Project Applicant shall retain a professional Native American monitor procured by the Fernandefio Tataviam Band of Mission Indians to observe all testing, clearing, grubbing, and grading operations up to five feet below the surface of native soil, unless there is evidence to suggest cultural resources extend below the specified depth.

- a. 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.

TCR-4: The Applicant shall enter into a cultural resource agreement with the Fernandefio Tataviam Band of Mission Indians (FTBML) for the protection of cultural resource and identification of sensitive Tribal Cultural Resource areas. The FTBML shall be identified to provide the following services:

- a. Consultation and Project support during the Project planning stages related to Tribal Cultural Resources and mitigation under the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subdivision (b), (d), and (e);
- b. Consultation on the treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources.

TCR-5: If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project.

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

- a. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

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 treatment would be provided by the Simi Valley Wastewater Treatment Plant, which treats about 10 million gallons per day (mgd) (Ref. #22). Based on standard usage factors based on land use, the Project is expected to generate 35,272 gallons per day. This would yield to less than 0.1 percent of the remaining capacity.

Additionally, a sewer area analysis was prepared in response to the City Planning Department's concern of having this type of development in a Business Park land use and zone. The conclusions were that the total peak flow in the trunk sewer, including the proposed Project, has been calculated to be 1.4 cubic feet per second (cfs). Further analysis on the capacity of the existing 12-inch duct iron pipe trunk sewer main running north on Tapo Canyon Road was calculated to assess impact of the Project on the trunk sewer. Maximum allowable total peak flow within the existing trunk sewer flowing at two-thirds capacity (per City of Simi Valley requirement) was calculated to be 1.66 cfs. Thus, the tributary flow including the Project is less than the maximum critical capacity of the trunk sewer (1.4 cfs < 1.66 cfs). The Project does not pose an adverse capacity issue for the existing trunk sewer (Ref. #41).

Electricity would be provided to the Project site by SCE, and natural gas would be provided by SoCal Gas. 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? ☐ ☐ ☒ ☐

As total water supply for the areas of the City served by Golden State Water Company (GSWC) in 2020 is expected to be 7,601 acre-feet per year (afy) (Ref. #23), water required for the proposed Project would be less than one percent of the total supply. This estimate is conservative as it does not factor in water reduction plans and does not assume any open space as the proposed Project would provide. As there are sufficient water supplies available for the City of Simi Valley, and the Project would not require additional water

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

supplies, the amount of water necessary would not significantly deplete existing water supplies and would not require the procurement of additional entitlements. Additionally, the proposed Project would be required to comply with the provisions of the latest Green Building Standards Code, which contains requirements for site irrigation conservation (Ref. #24). 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 and conveyed to the City's wastewater treatment facility. This facility is operated in accordance with the requirements of the Regional Water Quality Control Board.

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. A Sewer Area Analysis Study (Ref. #41) determined the peak sewer flow rate for the Project will be 0.45 cfs. The total peak flow in the 12-inch trunk sewer main in Tapo Canyon Road with the addition of wastewater from the Project will be 1.4 cfs, under the 1.6 cfs capacity of this sewer line.

The City's treatment facility also has sufficient capacity to treat wastewater generated by the Project. The Sewer Area Analysis Study (Ref. #41), determined the Project will generate approximately 81,823 gpd of wastewater. Currently, the City's Wastewater Treatment Plant handles approximately 10 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.

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

(d-e) The Simi Valley Landfill and Recycling Center (SVLRC) would serve the proposed Project. Solid waste from the proposed Project would be transported to the Simi Valley Landfill and Recycling Center operated by Waste Management at 2801 Madera Road, Simi Valley CA, approximately 4.4 miles west of the Project site. 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, seven days per week, 358 days per year, the site could operate until 2051 (Ref. #25). Waste Management accepts waste from a variety of sources; however, they are restricted to the approval rate of 6,000 tons per day. Therefore, there is no potential for a significant impact to the environment from an insufficient permitted capacity to accommodate the Project's solid waste disposal needs.

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

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? ☐ ☐ ☒ ☐

As previously discussed, there is direct access to the site from two driveways, on Tapo Canyon Road and further south on Peppertree Lane, as well as on-site access via a new bridge over the creek and a secondary access bridge southeast of the main driveway, providing access to the entire site for emergency vehicles. The property is already included in the City's emergency response and evacuation plan. Development of the property has been anticipated by these plans and there is no need to amend the existing procedures. Implementation of the proposed Project would increase emergency access to the Project site and nearby uses. Therefore, impacts would be less than significant in impairing an adopted emergency response plan or emergency evacuation plan.

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

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

(b-c) The Project site is not located in or near a state responsibility area (Ref. #42), nor is it within lands classified as very high fire hazard severity zones as shown in the Simi Valley General Plan (Ref. #14). There are no factors that would exacerbate wildfire risks. The urban infrastructure installation/expansion associated with the proposed Project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, the Project will have less than significant impacts that would exacerbate wildfire risks or require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

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

As previously stated, the findings of the updated engineering geologic study (Ref. #32) show that the geologic units (i.e. earth materials) underlying the Project site consist of certified compacted fill, uncertified artificial fill, and alluvium. The geotechnical site evaluation (Ref. #31) of the property evaluated the suitability of the site soils for construction of the Project as proposed. The report states that construction of the Project is feasible from a geotechnical engineering standpoint provided that the recommendations presented in the report are followed and implemented. Additionally, the Project is twice the setback required by the California Building Code and would be sufficient to avoid exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Moreover, based on the updated engineering geologic study, the subject property is free from any recent rain-related damage such as landslides or mudflows (Ref. #11). Moreover, the Project site is located outside the dam inundation area for Las Lajas Dam, Bard Reservoir, Sycamore Canyon Dam and Sinaloa Lake Dam. Therefore, there is no potential impact to the Project from flooding as a result of dam failure. Therefore,

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

there is no potential for a significant impact to expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

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 an endangered, rare, or threatened species or eliminate important examples of the major periods of California history or prehistory? ☐ ☒ ☐ ☐

Based on the information in Section III.a) (Biological Resources), there are no rare or endangered species present on the site. Based on the information in Section IV (Cultural Resources), the site was previously graded, and no cultural resources are likely to remain on the site. Monitoring during grading as warranted will be conducted to ensure that no cultural resources are destroyed. The Project site is undeveloped and there are no historical structures located on the site. However, mitigation has been incorporated into the Project such that construction on this site will not substantially degrade the quality of the environment.

Therefore, the Project will not have a significant impact on the environment from degradation of the quality of the environment, substantial reduction of habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reduction in the number or restriction of the range of an endangered, rare, or threatened species or elimination of important examples of the major periods of California history or prehistory.

- b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects as defined in Section 15130 of the State CEQA Guidelines?) ☐ ☐ ☒ ☐

According to the Ventura County Air Pollution Control District Air Quality Management Plan (AQMP), if the Project is consistent with the AQMP, it would have a less than significant cumulative impact on air quality. 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. All local intersections would continue to operate at LOS B or better with the Project. Therefore, there is a less than significant cumulative impact on traffic and transportation.

Every Project, including this development, is required to comply with the Countywide National Pollution Distribution Elimination System Permit (NPDES). This includes submitting storm-water drainage designs that comply with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) and calculating the Stormwater Quality Design Flow

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

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 stormwater contributed to the public drainage system and countywide pollutant concentrations comply with the NPDES permit. Therefore, there is a less than significant cumulative impact on the environment from water pollution.

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

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

Significant impacts to air quality and hydrology, and significant impacts from hazardous materials, geologic conditions, and noise have the potential to cause substantial adverse effects on human beings. As mentioned previously, the Project would not have a significant impact due to pollution, consistency with the Air Quality Management Plan, exposure of sensitive receptors to significant pollution concentrations, or odors. Also, with incorporation of mitigation measures, the Project would not have a significant impact due to erosion, flooding, and polluted runoff. 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. The Project would not have a significant impact due to surface rupture, seismic ground failure, or landslides. The Project would not have a significant impact on the environment due to the exposure of persons to noise levels in excess of standards established in the General Plan, the increase of ambient noise by 10 dB(A), or a substantial temporary or periodic increase in ambient noise levels. Therefore, there is no potential for a significant impact to the environment from effects which will cause direct or indirect substantial adverse effects on human beings.

XXII. REFERENCES:

1. City of Simi Valley, General Plan Natural Resources Element, 2012.
2. Simi Valley Municipal Code Mature Tree Ordinance Section 9-38
3. Simi Valley Municipal Code, Title 9, Development Code, Section 9.30-040, Exterior Light and Glare.
4. Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, Section 3-3, Recommended Significance Criteria (October 2003), <http://www.vcapcd.org/pubs/Planning/VCAQGuidelines.pdf>
5. Ventura County Air Pollution Control District, Final 2007 Air Quality Management Plan (2007), [http://www.vcapcd.org/pubs/Planning/AQMP/2007/VC07_AQMP_Final w Appendices.pdf](http://www.vcapcd.org/pubs/Planning/AQMP/2007/VC07_AQMP_Final_w_Appendices.pdf)
6. Ventura County Air Quality Assessment Guidelines, Table 6-3 Project Screening Distances for Odorous Land Uses, p. 6-12.
7. California Department of Conservation, California Geological Survey, Regional Geological and Mapping Program, <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>, Accessed June 2018.
8. City of Simi Valley General Plan Update, Seismic and Geologic Hazards, Figure S-1
9. California Building Standards Commission, Title 24, California Code of Regulations, California Building Standards Code (CBC), Part 2, <http://www.bsc.ca.gov/codes.aspx>, Accessed June 2018
10. California Education Code, sec 17317, AB 300, Corbett, Seismic safety: Schools
11. Gorian & Associates, Inc., Geotechnical Site Investigation Peppertree Property Phase II, October 15, 2003
12. California Building Code, California Code of Regulations Title 24, Part 2, Volume 1 (2007)
13. EEI Engineering Solutions Phase I Environmental Site Assessment and Limited Soil Investigation, August 16, 2017.
14. City of Simi Valley General Plan Update, Chapter 8: Safety and Noise, Figure S-2
15. City of Simi Valley, General Plan Update, Figure 7.2-1: 100-year Flood Event Areas.
16. California Department of Conservation, Division of Oil and Gas, District 2 Oil Field Map
17. California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, W-12
18. City of Simi Valley General Plan Update, Chapter 3: Community Development.
19. Linscott, Law & Greenspan, Traffic Impact Study for the Hacienda Peppertree Project, July 9, 2019
20. Ventura County Transportation Commission, 2009 Ventura County Congestion Management Program, Chapter 2: CMP Network, <https://www.goventura.org/sites/default/files/Chapter-2.pdf>, Accessed June 2018.
21. California Department of Transportation, Traffic Manual, (2014), <http://www.dot.ca.gov/trafficops/camutcd/traffic-manual.html>, Accessed June 2018.
22. City of Simi Valley, Sanitation Services, Operations: Collection & Treatment, <http://www.simivalley.org/departments/public-works/sanitation-services/operations-collection-treatment>, Accessed June 2018
23. Kennedy/Jenks Consultants, 2015 Urban Water Management Plan Simi Valley, August 2016

24. California Building Standards Commission, Title 24 California Code of Regulations, California Building Standards Code (CBC), Part 11, Green Building Standards Code (CAL Green), <http://www.bsc.ca.gov/codes.aspx>, Accessed June 2018.
25. Final Environmental Impact Report, Simi Valley Landfill and Recycling Center
26. City of Simi Valley, Bicycle Master Plan
27. Southern California Association of Governments, 2016-2040 Regional Growth Forecast, http://scagrtpscs.net/Documents/2016/draft/d2016RTPSCS_DemographicsGrowthForecast.pdf
28. US Fish and Wildlife Service (FWS), National Wetlands Inventory (NWI), <https://www.fws.gov/wetlands/data/mapper.html>
29. Biological Assessment Services, Biological Resources Technical Report, November 2018, Amended June 19, 2019.
30. TREES Etc., Horticultural Tree Report, November 27, 2018
31. CalWest Geotechnical Consulting Engineers, Update Geotechnical Engineering Report, July 6, 2018
32. LandPhases Inc., Geological Engineering Study, June 20, 2018
33. California Environmental Protection Agency, Department of Toxic Substances Control, EnviroStor Site Mitigation and Brownfields Reuse Program Database, Accessed July 2019.
34. Meridian Consultants LLC, Air Quality and Greenhouse Gas Study, July 2019.
35. Meridian Consultants LLC, Noise Study, July 2019.
36. Southland Civil Engineering & Survey LLP, Fire Flow Analysis, June 2, 2018.
37. Southland Civil Engineering & Survey LLP, Flood Plain Analysis, June 2, 2018.
38. Southland Civil Engineering & Survey LLP, Preliminary Drainage Study, June 2, 2018.
39. PaleoWest, Cultural Resource Investigation, June 27, 2018.
40. Southland Civil Engineering & Survey LLP, Tentative Parcel Map, November 21, 2018.
41. Southland Civil Engineering & Survey LLP, Sewer Area Analysis, May 1, 2019.
42. CalFire: Very High Fire Hazard Severity Zones in LRA Map
43. City of Simi Valley, General Plan Land Use/Planning, 2012.
44. City of Simi Valley, General Plan EIR, Cultural Resources, June 2012.

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

Case Planner:	Sean Gibson
Environmental Planner:	Monica Dionne
Project Engineer:	Steve Benjamin
Traffic Engineer:	Justin Link
Meridian Consultants:	Tony Locacciato