



CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

REVIEW PERIOD: April 28 - May 17, 2016

TO: All Interested Parties

FROM: Department of Environmental Services

SUBJECT: REQUEST FOR REVIEW OF THE INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION FOR PD-S-1039/GPA-
95/Z-S-725 A MOVIE STUDIO BACKLOT AND MASTER PLAN
FOR FUTURE MOVIE STUDIO BUILDING

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:

Lauren Funaiolo, Senior Planner
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, California 93063-2100
(805) 583-6772

Copies sent to:

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

City Clerk
Environmental Services

Director
Deputy Director/City Planner
Case Planner, L. Hammer
Environmental Planner, L. Funaiolo
Recording Secretary
Counter Copy

Community Services

Neighborhood Council Coordinator
Neighborhood Council 4

Public Works Department

Engineering (3)
Utilities
Maintenance

Police Department

Crime Prevention

Simi Valley Library (2)

County of Ventura

Watershed Protection District
Fire Protection District

Other Government Agencies

Environmental Coalition

Applicant: Allied Realty Partners
(310) 889-1600

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

REVIEW PERIOD: April 28 - May 17, 2016

APPLICANT: Allied Realty Partners
500 S. Sepulveda Blvd #600
Los Angeles, CA 90049

CASE PLANNER: Lorri Hammer, Senior Planner

ENVIRONMENTAL
PLANNER: Lauren Funaiolo, Senior Planner

PROJECT DESIGNATION: GPA-95/Z-S-725/PD-S-1039

PROJECT DESCRIPTION: The applicant proposes to change the General Plan and Zoning from Commercial Recreation to Light Industrial to allow for a movie backlot and future movie studio. The Light Industrial zone allows movie studios and backlots as a permitted use. No buildings are proposed at this time. A Planned Development permit is requested to allow the flexible use of the site for backlot filming and to allow them to return within three years to request up to a 200,000 square foot movie studio building as an Administrative Modification to the permit. The backlot area could include temporary structures and facades used during filming operations. When the movie studio building is proposed, all parking, drainage, and landscaping features will be installed to City standards at that time, and operations will move inside of the building.

PROJECT LOCATION: Assessor parcel 637-0-070-11 on the south side of Smith Road and west of 6800 Smith Road

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:

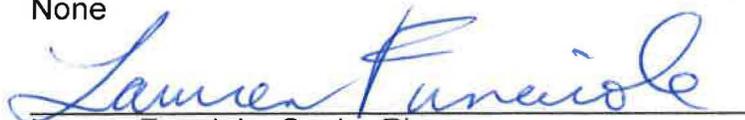
1. The Applicant must ensure that all light fixtures will be aimed down or flagged/shielded to reduce light spillover onto neighboring properties.
2. The Applicant must schedule all clearing and grubbing to avoid the January 15 to August 15 nesting season of birds protected by the Migratory Bird Treaty Act. If clearing and grubbing is scheduled during the nesting bird season, the Applicant must complete a pre-construction survey for nesting birds, to be conducted by a qualified biologist with at least two years of experience carrying out field surveys

for breeding and nesting birds in Southern California. The Applicant must schedule construction activity so that no more than seven days elapse between the pre-construction survey and the commencement of any site activity that would potentially disturb trees or shrubs in the nesting zone. The pre-construction survey must determine if birds are breeding and/or nesting in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. If construction is interrupted for more than 14 days past the date of the first pre-construction survey, then additional pre-construction surveys must be conducted so that no more than seven days elapse between the survey and construction activity. If active nests are found, the Applicant must erect a fence barrier around the nest site as determined by the biologist, and must prohibit construction activities within the fence barrier around the nest zone until the qualified biologist clears the nest zone. The Applicant must monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest. The Applicant must provide the consultant contract for the pre-construction survey and monitoring to the Deputy Director/City Planner for review and issuance of a grading permit. The results of the survey shall be provided to the Deputy Director prior to start of site clearing.

3. The Applicant must prohibit storage, operation or parking of equipment, materials, and vehicles under the canopies of the preserved mature trees onsite for the life of the project.
4. The Applicant will implement the following measures to control noise leaving the site:
 - a. To the extent feasible, operating generators shall not be operated within 50 feet of the northern and western property line.
 - b. If generators will be used within 50 feet of the northern or western property lines during nighttime filming operations (10PM – 7AM), large box trucks shall be positioned between the generators and the residences to the north (or any future residential development to the west) to shield noise.
 - c. As a good neighbor policy, notification should be provided to the City and residences if there is a potential for loud noise producing scenes and nighttime filming activities where a substantial increase in ambient noise could occur a minimum of 72 hours in advance.
 - d. Prior to filming any loud noise producing scene (e.g. gunfights, fireworks, and other loud intermittent sounds), a noise mitigation plan will be prepared by the Applicant or a qualified acoustical consultant to ensure filming activities are below the City's noise standards. The plan must include the following, or other equivalent, measures necessary to achieve the required noise reduction: 1. Description of the noise producing scene, including proposed hours and estimated duration. 2. Calculation of the unmitigated and mitigated noise levels. 3. Notification of affected residents and City of film schedule and a description of a method for noise compliant resolution procedures.
 - e. If noise complaints arise, noise measurements must be taken by an acoustical consultant to verify if noise levels exceed the City thresholds of 63 dB(A) CNEL and 10 decibels above ambient. If these levels are exceeded, barriers must be erected around generators to reduce the noise to acceptable levels.

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None


Lauren Funaiole, Senior Planner

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

1. Project Title: GPA-95/Z-S-725/PD-S-1039
2. Lead Agency Name and Address: City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063
3. Contact Person and Phone Number: Lauren Funaiole, 805-583-6772
4. Project Location: Assessor parcel 637-0-070-11 on the south side of Smith Road and west of 6800 Smith Road
5. Project Sponsor' Name and Address: Allied Realty Partners
500 S. Sepulveda Blvd #600
Los Angeles, CA 90049
6. General Plan Designation: Commercial Recreation
7. Zoning: CR
8. Description of Project:

The applicant proposes to change the General Plan and Zoning from Commercial Recreation to Light Industrial to allow for a movie backlot and future movie studio building. The Light Industrial zone allows movie studios and backlots as a permitted use. No buildings are proposed at this time. A Planned Development permit is requested to allow the flexible use of the site for backlot filming and to allow them to return within three years to request up to a 200,000 square foot movie studio building as an Administrative Modification to the permit. The backlot area could include temporary structures and facades used during filming operations. When the movie studio building is proposed, all parking, drainage, and landscaping features will be installed to City standards at that time, and operations will move inside of the building.

The site will be improved with a block wall on the north side of the site, south of the Eucalyptus trees along Smith Road. Foundation and wall landscaping will be provided on the street side of the wall as shown on the Landscape plan. The area will remain gated and continue to have the one point of access from Smith Road in the same location as existing. All trees will be maintained in their current location. The wall and Eucalyptus trees will screen the site from residences to the north across Smith Road. The site has a flexible decomposed parking area that will continue to be used during filming operations. Over time the site may include temporary towns, facades, or other film props that are used and changed as filming requires.

9. Surrounding Land Uses and Setting:

The project site is a vacant 9.11-acre lot of that has been used for occasional movie studio filming issued under temporary filming permits. The site has temporary fencing on its borders, backs to the railroad tracks, contains many oak trees, and the frontage contains a row of Eucalyptus trees along Smith Road. A movie studio is located to the east of the site. A vacant lot with horse boarding is to the west that has been pre-screened for a General Plan Amendment to residential high density. Single-family homes are to the north across Smith Road.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement). None

11. Date Deemed Complete/Ready to Process: February 29, 2016

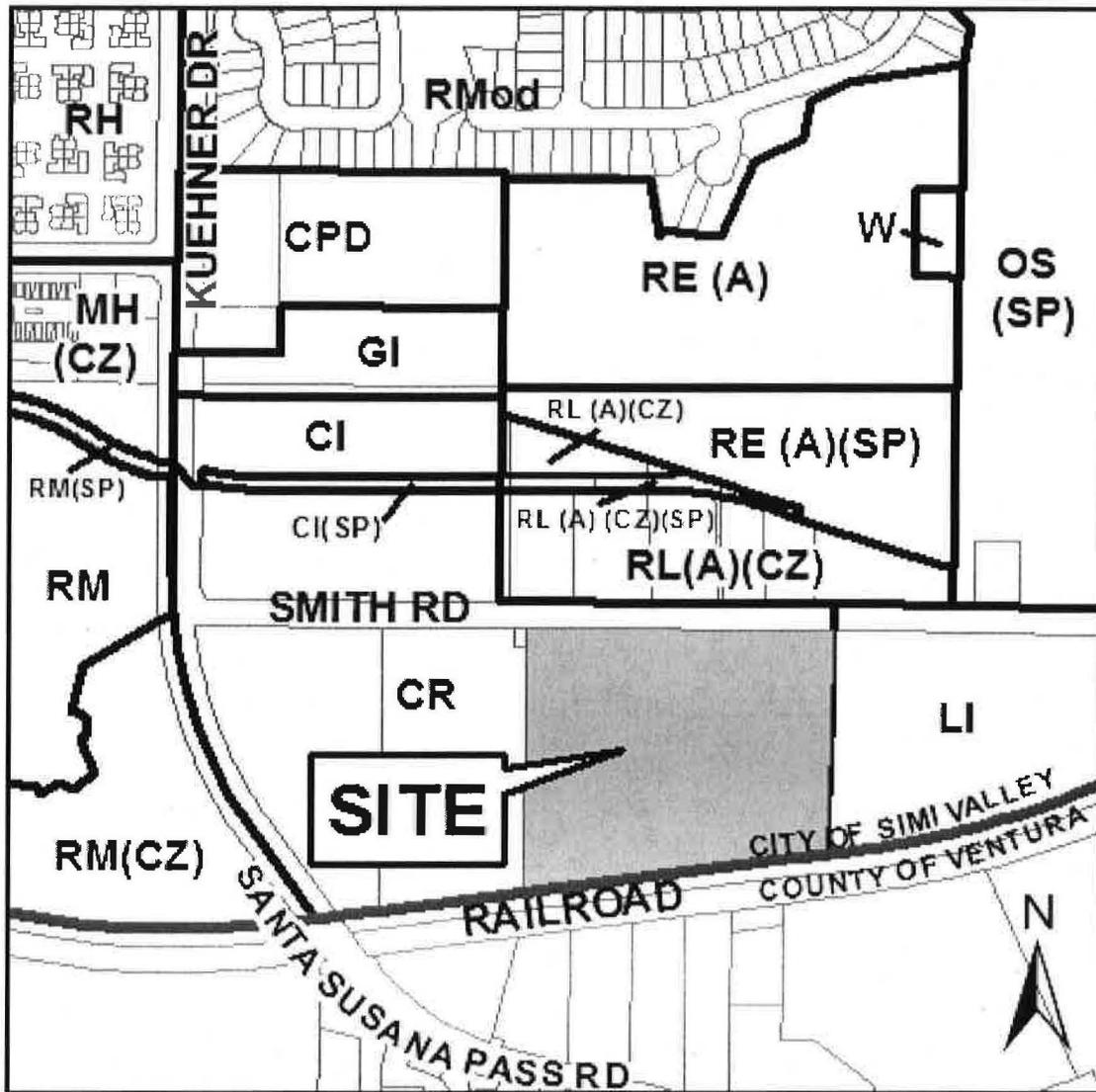
12. A site inspection was performed on:

Date: March 24, 2016 By: Lauren Funaiole, Senior Planner

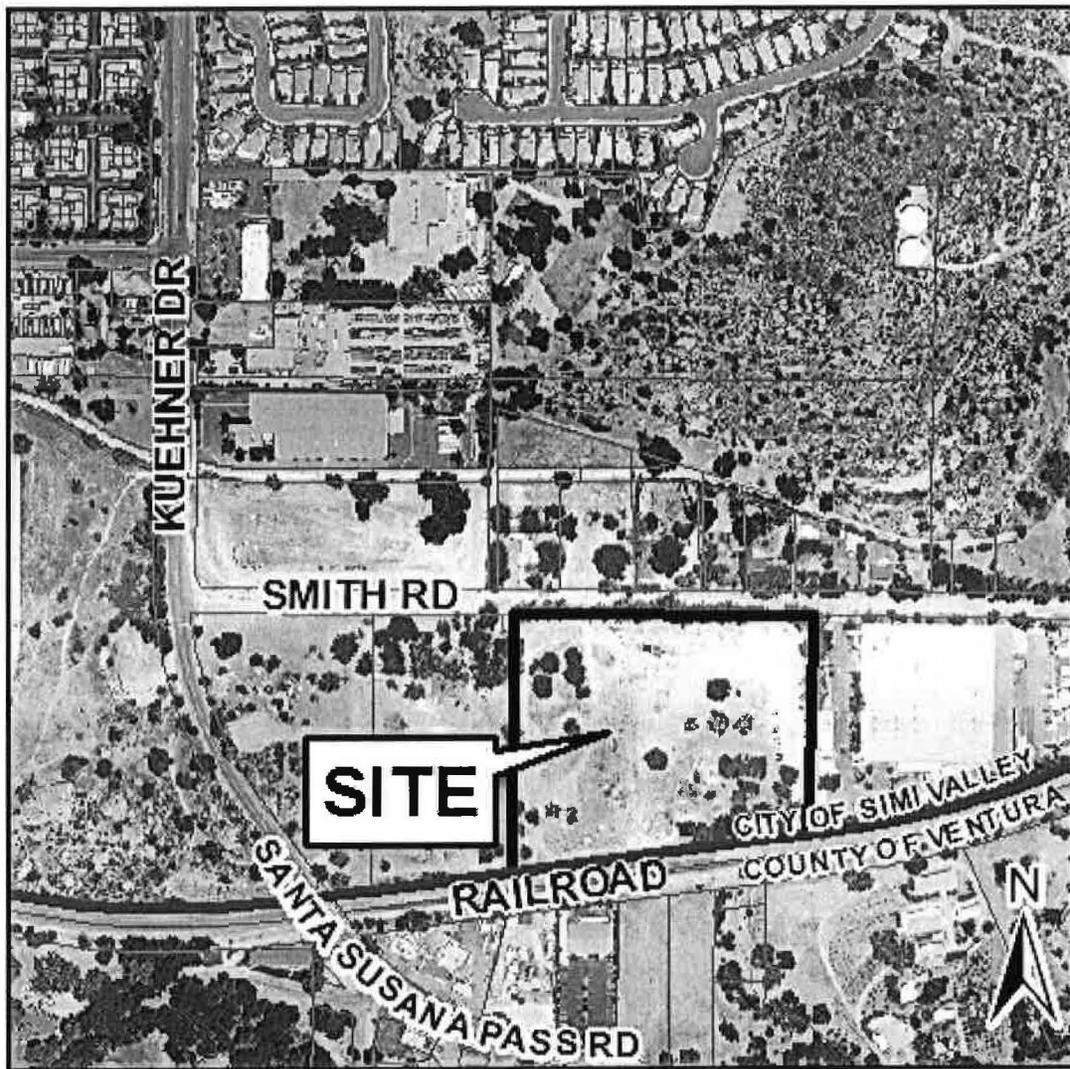
13. Are any of the following studies required? ("Yes" or "No" response required)

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

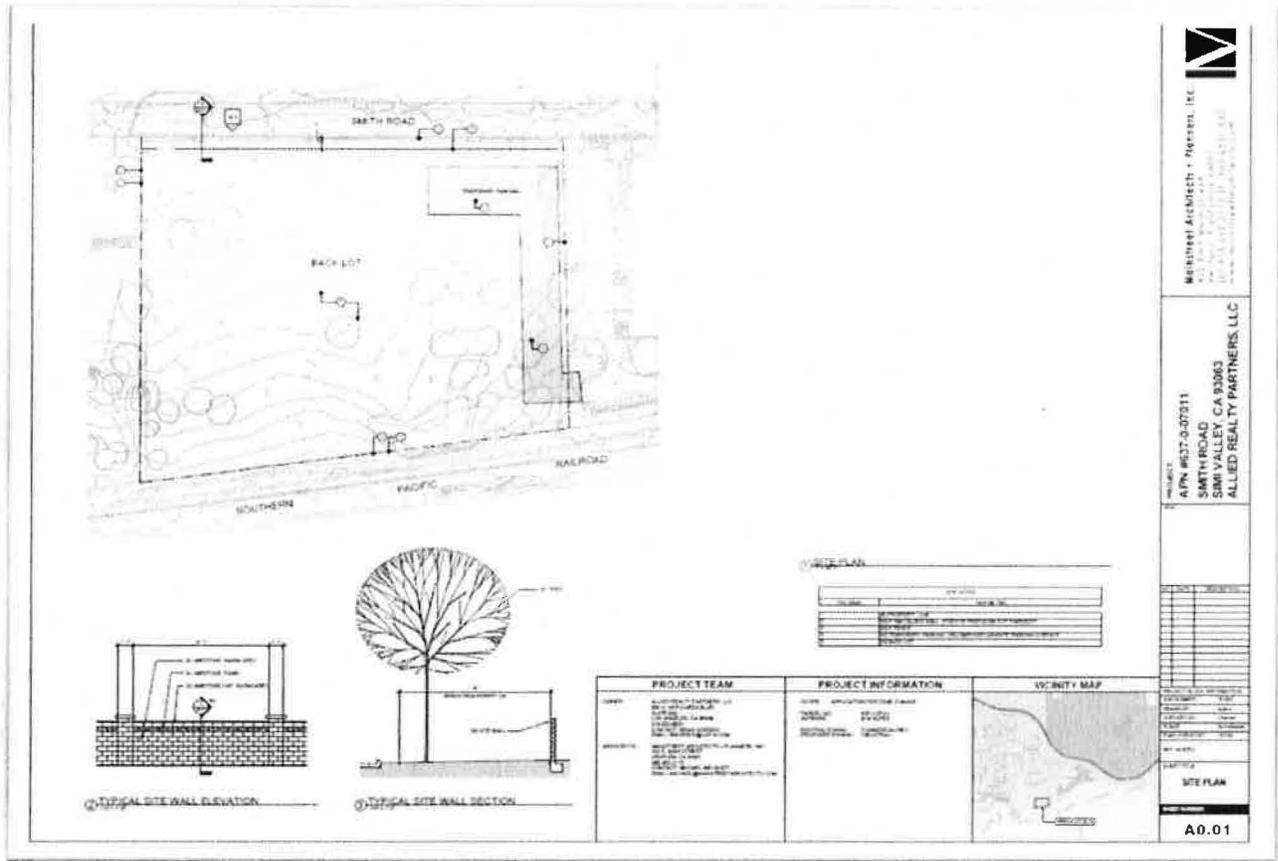
14. Location Map



15. Aerial Photograph



16. Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

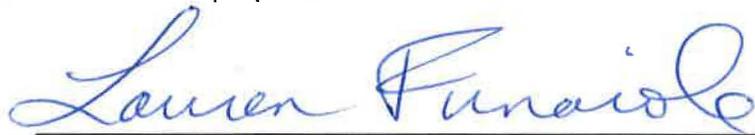
- | | | | |
|------------|-------------------------------|------------|------------------------------------|
| <u>YES</u> | Aesthetics | <u>NO</u> | Mineral Resources |
| <u>NO</u> | Air Quality | <u>YES</u> | Noise |
| <u>YES</u> | Biological Resources | <u>NO</u> | Population/Housing |
| <u>NO</u>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

DETERMINATION:

On the basis of this initial evaluation:

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

4/22/16
Date



Lauren Funaiole, Senior Planner for Peter Lyons, Director
Department of Environmental Services

Issues and Supporting Sources:

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees and rock outcroppings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(a, b, c) The project site does not currently serve as a view corridor that could provide scenic vistas. The site is not located within or nearby a designated scenic highway or other designated protected view shed. There are no rock outcroppings on the site. The backlot use of the site will preserve all existing trees. Development of the movie studio building in the future will be subject to the City's Tree Preservation Ordinance, which requires preservation of trees if possible. When trees are allowed to be removed, they are required to be replaced with specimen size trees of equal value. A concrete block wall will be constructed along the south side of Smith Road, south of the Eucalyptus trees to screen the activities from view. Future development of the movie studio building will be subject to the City's Design Guidelines and Landscaping Guidelines. Based on the foregoing, the project will not result in a potentially significant impact on scenic vistas or resources.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Filming activities at night will use portable lighting fixtures. The project applicant has agreed that all light fixtures will be aimed down or flagged/shielded to reduce light spillover onto neighboring properties. The future studio building would create a new source of light from fixtures on the building and in the parking areas. Exterior lighting on the property is required to adhere to SVMC Section 9-30.040 (Exterior Light and Glare), which states that "there shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets." The applicant is required to submit an exterior lighting (photometric) plan showing a point-by-point foot-candle layout extending a minimum of twenty feet outside the property lines. The lighting plan must achieve the goals established in this code in order to eliminate illumination or glare from the project onto adjacent properties or streets. With these requirements, the project would have no potential to create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area

II. AIR QUALITY:

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

Would the project:

- a) Conflict with or obstruct implementation of the Ventura County Air Quality Management Plan?
- b) Result in emissions from the project at the estimated date of completion of the project which would exceed recommended Ventura County air quality thresholds of either reactive organic gases (ROG) or oxides of nitrogen (NOx)?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

(a, b, c) The "Ventura County Air Quality Assessment Guidelines" (Ref #4: Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, (2003)) prepared and released by the Ventura County Air Pollution Control District, is an advisory document to agencies under its jurisdiction that provides a framework for preparing air quality evaluations for CEQA environmental documents. Within the Guidelines, Section 3.3 *Recommended Significance Criteria* provides thresholds for determining the significance of air quality impacts that could conflict with the goals of the Air Quality Management Plan. Within its 2012 General Plan (Ref. # 12, Simi Valley General Plan) the City of Simi Valley has adopted a significance threshold of 25 pounds/day of ROG or NOx for determining whether an EIR or ND should be prepared. Other recommended evaluations for significant air quality effects include project proximity to: nearby populations, other air pollutant sources and potential land use conflicts. In addition to project specific thresholds, Section 3.3.1 of the Guidelines provides the following criteria for determining the significance of cumulative air quality impacts: "A project with emissions of two pounds per day or greater of ROG, or two pounds per day of NOx that is found to be inconsistent with the AQMP will have a significant cumulative adverse air quality impact." (Ref. #4, Pg. 3-2 and 3-3). Per Chapter 4 of the Air Quality Assessment Guidelines, a project is defined as consistent with the AQMP if the current population of the City does not exceed the AQMP forecasted population for January 1st of the next year (Ref. #4: Pg. 4-5, Sec. 4.2.3.1).

ROG and NOx are emitted by mobile and stationary sources associated with projects. When exposed to sunlight, the photochemical reaction results in formation of smog, including ozone. Based on the CalEEMod air quality analysis program, the project would generate 12 pounds per day of ROG and 15 pounds per day of NOx. These quantities do not exceed the emissions threshold of 25 pounds per day of ROC or NOx. In addition to project specific thresholds, Section 3.3.1 provides the following criteria for determining the significance of **cumulative** air quality impacts: "A project with emissions of two pounds per day or greater of 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. #3, Pg. 3-3). 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 1st of the next year (Ref. #3: Pg. 4-5, Sec. 4.2.3.1). The current population for the Simi Valley Growth Area is 129,343. This is below the AQMP January 1st 2005 forecasted population of 131,207 (Ref #3: Pg. 4-3, Table 4-1). Since the current population is below that forecasted in the most recently adopted AQMP, the project is consistent with the AQMP. Therefore, the project would not have a significant impact on air quality and there is no potential for a significant impact to the environment from an impact on air quality due to a conflict with the Ventura County Air Quality Management Plan.

- d) Expose sensitive receptors, i.e., young children, the elderly, and hospital patients, to substantial pollutant concentrations?

The environmental planner conducted a site visit of the property to determine the adjacent land uses. There are no schools, hospitals, or senior care facilities within one mile of the project site. In addition, based on the answers to questions II. a) and II. b), the project would not create substantial pollutant concentrations. Therefore, the project would have no potential for a significant impact to the environment from exposure of sensitive receptors, i.e., young children, the elderly, and hospital patients, to substantial pollutant concentrations.

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

The project will not generate substantial concentrations of pollution, and the proposed movie studio is not a facility that is identified as a potential source of odors by the VCAPCD. Therefore, construction and operation of this project would not result in a potentially significant impact from objectionable odors affecting a substantial number of people.

III. BIOLOGICAL RESOURCES: Would the project:

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

The project site contains many mature trees which could provide nesting habitat for birds protected by the Migratory Bird Treaty Act. If trees are proposed for removal with the construction of the future movie studio building, a significant impact to nesting birds could occur. In order to reduce the impact, the applicant has agreed to the following mitigation measure:

The Applicant must schedule all clearing and grubbing to avoid the January 15 to August 15 nesting season of birds protected by the Migratory Bird Treaty Act. If clearing and grubbing is scheduled during the nesting bird season, the Applicant must complete a pre-construction survey for nesting birds, to be conducted by a qualified biologist with at least two years of experience carrying out field surveys for breeding and nesting birds in Southern California. The Applicant must schedule construction activity so that no more than seven days elapse between the pre-construction survey and the commencement of any site activity that would potentially disturb trees or shrubs in the nesting zone. The pre-construction survey must determine if birds are breeding and/or nesting in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. If construction is interrupted for more than 14 days past the date of the first pre-construction survey, then additional pre-construction surveys must be conducted so that no more than seven days elapse between the survey and construction activity. If active nests are found, the Applicant must erect a fence barrier around the nest site as determined by the biologist, and must prohibit construction activities within the fence barrier around the nest zone until the qualified biologist clears the nest zone. The Applicant must monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest. The Applicant must provide the consultant contract for the pre-construction survey and monitoring to the Deputy Director/City Planner for review and issuance of a grading permit. The results of the survey shall be provided to the Deputy Director prior to start of site clearing.

Based on the inclusion of the above mitigation measure, there is no potential for a significant impact on the environment.

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

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

(b, c) The project site does not contain any riparian habitat, wetland, or other sensitive natural community. Other than the trees on the site, there is no significant amount of vegetation. Therefore, there is no potential for a significant impact on the environment due to impacts on riparian habitat, sensitive communities, or wetlands.

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 site is fenced, is surrounded by development on all sides, and is currently being used for backlot filming. Therefore, the site does not provide a movement corridor for wildlife and there is no potential for a significant impact on the environment.

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

According to the tree report for the project, the site contains 114 trees of a variety of species including Coast Live Oaks, Valley Oaks, Peruvian Peppers, and Eucalyptus (Ref. #35, Padre Associates, Tree Report for Assessor's Parcel No. 637-0-070-11 Smith Road, Simi Valley, California, July 2015). Since the trees are located on a site proposed for urban development, they are protected trees subject to the City's Tree Preservation Ordinance. No trees are proposed for removal in order to use the site for backlot filming. However, the trees could be significantly affected by activity in their root zones. Compaction of soil under trees can jeopardize their health and potentially result in their death. In order to protect the trees on the site, the Applicant has agreed to incorporate the following mitigation measure into the project:

Applicant must prohibit storage, operation or parking of equipment, materials, and vehicles under the canopies of the preserved mature trees onsite.

Future development of the site will be required to comply with the City's Tree Preservation Ordinance. Therefore, there is no potential for a significant impact on the environment

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?

There are no adopted Conservation Plans, or other local, regional or state conservation plans that could be affected by the project on or nearby the project site. Therefore there will be no impact from the project on such plans.

IV. CULTURAL RESOURCES: Would the project:

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

The site is vacant and has no remnants of previous development. A Phase 1 archaeological study was conducted for the site (Ref. #36 Compass Rose Archaeological, Inc: Phase 1 Archaeological Study: APN 637-007-011 on Smith Road, Simi Valley, California, September 2015). The entire property was surveyed for cultural resources by Compass Rose. The report concludes that no cultural resources have been previously recorded and no cultural resources, either prehistoric or historical, were identified by Compass Rose. Based on this determination, the project would not have a significant impact on historic or archaeological resources.

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

The site is underlain by alluvial deposits, which have a low potential for containing paleontological deposits (Ref.#4, Engineering Science, Inc., Paleontologic Resource Assessment Overview, Simi Valley, Ventura County, California, February 1986). Therefore, there is no potential for a significant impact on paleontologic resources.

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

Section 7050.5 of the California Health and Safety Code mandates procedures to be followed when human remains are discovered. This code requirement is implemented for all projects in the City. A standard condition for this and all projects requires that, in the event of the encounter of subsurface materials suspected to be of an archaeological nature (such as human remains), all grading or excavation must cease in the immediate area until the find can be evaluated by a qualified professional archaeologist. The condition further requires that recommendations made by the archaeologist must be implemented before work may proceed. Therefore, there would be no potential for a significant impact to the environment from a disturbance of human remains.

V. GEOLOGY AND SOILS: Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- ii) Strong seismic ground shaking?

Based on the State of California Earthquake Fault Zones Map, the property is not located in an Alquist-Priolo Fault zone and no known active faults run through the property (Ref #9). Since there are no known active faults on the property, the proposal would not be impacted by surface rupture.

The entire City of Simi Valley is in a seismically active region prone to occasional damaging earthquakes and the project site and City will be subjected to ground motion from occasional earthquakes in the region. Significant earthquakes have occurred within a 40-mile radius of the Ranch within the last 4 decades. It is likely significant earthquakes will occur in this area within the life expectancy of the proposed project and the site will experience strong ground shaking from these events. This information will be used in design and construction of structures on the site in accordance with California Building Code requirements. Compliance with the California Building Code requirements will reduce seismic ground shaking affects. Therefore, there is not potential for a significant impact on the environment.

iii) Seismic-related ground failure, including liquefaction?

At this time, no construction is proposed for the site. In order to construct the potential movie studio building, the applicant will be required to submit a geotechnical report which assesses the potential for liquefaction and proposes a method to reduce the risk. A variety of methods are available to reduce the threat from liquefaction and expansive soils. The exact method will be determined with approval of the final building plans. The Building Code requires that the risk of liquefaction be reduced when present. Therefore, the proposed project will have a less than significant impact to the environment from exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving unstable or expansive soil.

iv) Landslides?

The property is not identified as an area subject to landslides on the State of California Seismic Hazard Zones Map (Ref. #8: California Department of Conservation: State of California Seismic Hazard Zones: Simi Valley West Quadrangle, April 7, 1997). Therefore, the project would have no potential to expose people or structures to potential substantial adverse effects from landslides.

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

No development or disturbance of soils would occur with the use of the site for backlot filming. With future development of the potential movie studio building, the City's Municipal Code requires an approved erosion control plan be implemented prior to start of construction activities on the site, to prevent erosion from the site. Therefore, the project will not result in substantial erosion or loss of topsoil.

c) Be located on a geologic unit or soil that is expansive, 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?

At this time, no construction is proposed for the site. In order to construct the potential movie studio building, the applicant will be required to submit a geotechnical report which assesses on-site soils for stability and proposes methods to reduce any risk. A variety of methods are available to reduce the threat from expansive or unstable soils. The exact method will be determined with approval of the final building plans. The California Building Code requires that measures be implemented to reduce threats from unstable soils. Therefore, the proposed project will have a less than significant impact to the environment.

- d) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The proposed project will connect to the existing City sewer system and is not proposing the use of septic tanks or another alternative wastewater disposal system. Therefore, there is no impact to the environment from soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

VI. GREENHOUSE GAS EMISSIONS: Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

(a,b) As part of the recent General Plan update, the City adopted a Climate Action Plan (SV-CAP) that includes a baseline GHG emissions inventory, a methodology for tracking and reporting emissions in the future, and recommendations for GHG reduction strategies as a foundation for these efforts. The SV-CAP 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 project will be required to comply with a number of State and Local ordinances that implement the goals of the SV-CAP, to achieve emissions reductions. Therefore, the project will not conflict with any plans, policies or regulations that are adopted for the purpose of reducing the emissions of greenhouse gases.

VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

(a, b, c) The City's Environmental Compliance Division enforces existing federal, state and local regulations regarding the location and storage of hazardous materials in industrial projects within the City of Simi Valley. The facilities are monitored to ensure that all applicable regulations are followed to protect the environment. Based on the City's experience with movie studio operations, the project is unlikely to use or transport quantities of hazardous materials that could result in a release that could significantly affect the environment. There are no existing or proposed schools within one mile of the project site. Therefore, the project would have no potential to create a significant impact to the environment from the routine transport, use, disposal, handling or release of hazardous materials.

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

The project site is not listed on the Department of Toxic Substances Control, Site Cleanup and Hazardous Waste Facilities data base (Ref. #16: California Environmental Protection Agency, Department of Toxic Substances Control, EnviroStor Site Mitigation and Brownfields Reuse Program Database, <http://www.envirostor.dtsc.ca.gov>, reviewed June 18, 2015.). This database lists all sites pursuant to government code requirements. Therefore, development of the project site would not create a significant hazard to the public or the environment.

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

The site is located within the urban boundary of the City and is adjacent to another movie studio land use. The property is included in the City's emergency response and evacuation plan and there is no need to amend the existing procedures. The Ventura County Fire Protection District has reviewed the plan and concluded that emergency access for the site is adequate. Therefore, the project would have no potential for a significant impact to the environment from interference with an adopted emergency response or evacuation plan.

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

The project site is not within an area identified as a potential wildfire hazard area as shown on the Potential Wildfire Hazard Area Map in the City of Simi Valley General Plan (Ref. #12: City of Simi Valley, General Plan, Figure #S-2). Therefore, the project would have no potential for a significant impact from exposure of people or structures to wildland fires.

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

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

The project is subject to City, County and State regulations regarding water quality and discharge. These requirements include implementing stormwater pollution prevention plans prior to start of construction, building stormwater detention and filtration systems per plans that must be approved prior to construction, and designing the site to prevent uncontrolled runoff into natural watercourses. The applicant will obtain permits from the County Watershed Protection District based on the above measures prior to constructing the future movie studio project. The permits include regular monitoring by City and County staff for compliance. Therefore, there is no potential for a significant impact from the project by violation of water quality standards or discharge requirements.

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

The project would receive its future domestic water supply from the existing distribution system. There is no proposal to use a well or groundwater from the site. Groundwater will not be used or depleted by this project. Therefore, there is no potential for a significant impact to the environment from depleting groundwater supplies or interfering substantially with groundwater recharge.

- c) Result in substantial erosion or siltation on or off-site as a result of substantial alteration of the existing drainage pattern of the site or area?
- d) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

Therefore, the project would have no potential for a significant impact on the environment from a substantial increase in flooding, or from the contribution of runoff water that would exceed the capacity of existing or planned storm water drainage systems located on- or off-site.

- f) Result in discharge from areas of: material storage, vehicle or equipment fueling or maintenance, waste handling, hazardous material handling or storage, delivery or loading, or other outdoor work areas?
- g) Result in storm water discharge that would impair the beneficial uses of the receiving waters or cause significant harm to the biological integrity of waterways or water bodies?

(c, d, e, f, g) No development or grading is proposed with the use of the site for backlot filming. Future development of the site will be required to comply with the 2010 Ventura County Municipal Separate Storm Sewer System Permit. The difference in runoff between the 100-year storm and 10-year storm will be required to be retained on site. Water leaving the site must be filtered to removed sediments. Based on compliance with the MS4 permit and the retention of stormwater onsite, the project would not have a potential for a significant impact on the environment.

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

Based on the Flood Insurance Rate Map [Ref. #22: Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel Number 060421 0837E, January 20, 2010], the northeast portion of the project site is located within a Special Flood Hazard Area (SFHA), Zone AE. No development is proposed with the use of the site for backlot filming. With future development of a potential movie studio building, the structure will be required to avoid the flood area or raise the structure at least one foot above the base flood elevation in compliance with the City's Flood Damage Prevention Ordinance. Therefore, there would be no potential for a significant impact from placing a structure designed for human occupancy in a "100-year" flood zone.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Based upon a review of the Bard Reservoir inundation map (Ref. #21) the project is not located within an area that could be affected by a failure of the Bard dam. Based on the Las Lajas inundation map (Ref. #22), the project site is not located within the Catastrophic Failure Inundation Area of the Las Lajas (Regional Stormwater Detention) Dam. Therefore, there is no potential for a significant impact on the environment due to flooding as a result of the failure of a levee or dam.

IX. LAND USE AND PLANNING: Would the project:

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

Based on a review of the current General Plan, it has been determined that the revision of the General Plan will maintain consistency with goals, policies, and implementation measures adopted for avoiding or mitigating an environmental effect. The project complies with all thresholds related to air quality, stormwater runoff, and traffic generation. No significant biological resources exist on or near the site. The project's noise report indicates that the project will comply with the City's noise standards for a residential land use (Ref. #35). Therefore, the project does not have the potential to create a significant effect on the environment through a conflict with a regulation by the City adopted for the purpose of avoiding or mitigating an environmental effect.

X. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

According to the California Division of Mines and Geology, there are no known mineral resources of value to the region in alluvium aside from sand and gravel for concrete aggregate (Ref. #23: California Division of Mines and Geology, Geology and Mineral Resources Study of Southern Ventura County, California, 1973, Pg. 27 & 28). There are no oil or gas wells located on the property according to the California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, W2-1 (Ref. #24: California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, Map W2-1, June 12, 1986). Locally important mineral resources have been mapped by the State and included in the City's General Plan Land Use Element. The project is located outside the area identified as a natural resource area on the Land Use Map for the City's General Plan. Therefore, would not have the potential to result in a significant impact to the environment from the loss of availability of a regionally, statewide, or locally important mineral resource.

XI. NOISE: Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance?
- b) The creation of a permanent increase in ambient noise levels in the project vicinity by 10 dB(A) Ldn above levels existing without the project?

c) A substantial temporary or periodic increase in ambient noise levels, from other than construction related noise, in the project vicinity above levels existing without the project?

(a, b, c) A noise study was prepared for the project to determine if project activities could have significant impacts on neighboring properties (Ref. # 34, MD Acoustics, Allied Realty Partners, LLC APN 637-0-070-11 Backlot Rezoning Noise Impact Study, City of Simi Valley, California, December 7, 2015). Four noise generating aspects of the project were analyzed for their potential to impact neighboring properties. These areas include the generator for filming and lighting, the main filming area, production and staging area, and the generator for on-set trailers. The City has a threshold for exterior noise in the private outdoor living areas of residences of 63 dB(A) CNEL (day/night average with penalties for nighttime noise). In addition, changes in ambient noise levels of 10 decibels or more are considered significant.

Existing ambient noise levels were measured by the consultant at various location on the project site. The lowest hourly ambient noise level was 34.2 dB(A) between the hours of 11PM-12AM. The loudest hourly ambient noise level was 56.4 dB(A) between the hours of 1PM-2PM. The existing CNEL at the site is 56.5 dB(A).

Noise modeling was used by the consultant to determine potential noise impact of the project. The software used allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. The project model included the generator for filming and lighting placed at a location approximately 50 feet south of the north property line. The main filming area was modeled as an area source and includes activities associated with the set, cameras, actors and lights. The production and staging area was modeled as an area source and includes activities associated with the prop trailer, filming staff area and actor preparation area. The generator for on-set trailers was modeled as a point source and was placed towards the southeast portion of the site. The proposed six foot high block wall along the north side of the project was also entered into the model.

The model results indicate that the project would generate a CNEL of 57.6, which is below the City's 63 dB(A) CNEL threshold. The greatest change in ambient noise levels would occur between 11PM to 12AM, where there is a potential for a 9.3 dB(A) change. This is below the City's threshold, however, the consultant recommends mitigation measures to ensure that the project reduces its potential to disturb its neighbors. The mitigation measures are as follows:

- a. To the extent feasible, operating generators shall not be operated within 50 feet of the northern and western property line.
- b. If generators will be used within 50 feet of the northern or western property lines during nighttime filming operations (10PM – 7AM), large box trucks shall be positioned between the generators and the residences to the north (or any future residential development to the west) to shield noise.
- c. As a good neighbor policy, notification should be provided to the City and residences if there is a potential for loud noise producing scenes and nighttime filming activities where a substantial increase in ambient noise could occur a minimum of 72 hours in advance.
- d. Prior to filming any loud noise producing scene (e.g. gunfights, fireworks, and other loud intermittent sounds), a noise mitigation plan will be prepared by the Applicant or a qualified acoustical consultant to ensure filming activities are below the City's noise standards. The plan must include the following, or other equivalent, measures necessary to achieve the required noise reduction: 1. Description of the noise producing scene, including proposed hours and estimated duration. 2. Calculation of the unmitigated and mitigated noise levels. 3. Notification of affected residents and

City of film schedule and a description of a method for noise compliant resolution procedures.

- e. If noise complaints arise, noise measurements must be taken by an acoustical consultant to verify if noise levels exceed the City thresholds of 63 dB(A) CNEL and 10 decibels above ambient. If these levels are exceeded, barriers must be erected around generators to reduce the noise to acceptable levels.

With the incorporation of these measures into the project, there is no potential for a significant impact on the environment.

XII. POPULATION AND HOUSING: Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of people or existing dwelling units, necessitating the construction of replacement housing elsewhere?

(a, b) The proposal is located in a developed area of the City, with development to the east, north, and south. The project will not require extension of existing roads, utilities, or other public infrastructure to serve the project site. The project will not result in the creation of residential units. Therefore, the project has no potential to result in a significant impact to the environment by inducing substantial population growth in the area. Based on the site visit by the environmental planner, there are no dwelling units located on the property that would be displaced. Therefore, the project has no potential for an impact to the environment from the displacement of existing dwelling units that would require construction of replacement housing elsewhere.

XIII. PUBLIC SERVICES:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Ventura County Fire Protection District has reviewed the project and determined that with the existing roads, short distance, and level topography from the closest fire station to the site, the personnel and equipment at the fire station can meet their standard response time of arriving in five minutes by traveling 30 miles per hour.

The Police Department has established acceptable standards for Patrol Officer response times to calls for service in the City. The acceptable response times to emergency calls average 3.2 minutes, and non-emergency response times average 12 minutes. The Police Department tracks response times and is meeting these standards, based on the Department's latest statistics. To maintain these response times to the public, the Police Chief may reconfigure police beat boundaries, adjust deployment schedules for patrol shifts,

or request funding for the creation of special task forces to deal with any increase in calls for service due to the proposed project. Therefore, there would be no potential for a substantial impact associated with new facilities or personnel related to police services.

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

XIV. RECREATION:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

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

XV. TRANSPORTATION/TRAFFIC: Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system, such as intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program such as level of service standards and travel demand measures, or other standards established by the local congestion management agency for designated roads or highways?

(a, b) The project as proposed was reviewed within the context of the City's General Plan (Ref. #12: City of Simi Valley, General Plan, Resolution No. 2012-27, May 24, 2012, Chapter 5: Mobility and Infrastructure) which sets goals and policies regarding effectiveness of all components of the City's circulation systems. The City Traffic Engineer has reviewed the project and determined that the use of the site for backlot filming is an existing activity and is accounted for in existing traffic counts. The potential future movie studio building would generate 1,394 daily trips, with 184 in the morning peak hour (162 in, 22 out) and 194 in the evening peak hour (23 in, 171 out). The closest signalized intersection (Kuehner Drive and Smith Road) will operate at Level of Service A in existing conditions, with the project, and in the future/cumulative scenario. Therefore, the project will not result in a significant impact on transportation.

- c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections)?
- d) Result in inadequate access?

The Simi Valley Municipal Code has specific design requirements for new access drives (Ref. #1: City of Simi Valley, Development Code, Title 9 of the City of Simi Valley Municipal Code, Chapter 9-34). This includes minimum standards for width, grade, angle, surface, and clearance. The City of Simi Valley Department of Public Works and Department of Environmental Services reviewed the project and determined that those standards would be satisfied. Compliance with those design standards protects against the possibility of creating a substantial hazard due to a design feature. Therefore, there is no potential for a significant impact to the environment from a substantial increase in hazards due to a design feature or inadequate access.

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

The Department of Public Works Traffic Division reviewed the project and determined that the project would not conflict with the Bicycle Master Plan. The project has been reviewed by the City's Transit Division and based on their assessment a bus turnout or stop is not required for the project and the project would not conflict with the existing or planned bus system. Therefore, the project would have no potential for a significant impact to the environment from a conflict with adopted policies, plans, or programs supporting alternative transportation

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

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

No wastewater connections would be associated with the use of the site for backlot filming. For the future movie studio building, all the wastewater from the project would be treated at the City's wastewater treatment facility. This facility is operated in accordance with the requirements of the Regional Water Quality Control Board. Therefore, the project has no potential for a significant impact to the environment from exceeding the wastewater treatment requirements of the Regional Water Quality Control Board

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

Based on calculations provided by the City of Simi Valley Department of Public Works, the project will produce 4,400 gallons of sewage per day. Currently the City's Wastewater Treatment Plant handles approximately 9.5 million gallons of sewage per day (mgd). The facility's capacity is 12.5 mgd. The wastewater collection system and the City's water delivery system have not reached capacity. The City's Department of Public Works has reviewed the proposal and determined that no additional water or wastewater treatment facilities are required. Based on this information the project would not generate sewage that exceeds the limits of the City's Wastewater Treatment Plant. Therefore, there is no potential for a significant impact to the environment from inadequate capacity of the wastewater treatment provider.

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

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

The water demand per acre for the future industrial building, as provided in the Waterworks District Standards, is 2,808 gallons per day per acre. The 9-acre site would have a total project water demand of 25,272 gallons per day (5.42 acre-feet). The Golden State Water Company supplies water to the project area, and in turn, receives its water supply from the Calleguas Municipal Water Agency (a member agency of the Metropolitan Water District of Southern California). Golden State has indicated that water supply is adequate for project demands. This will be reviewed subsequently if an application is received for construction of the industrial building. The applicant will be required to obtain a will-serve letter from Golden State in order to move forward with that project. Therefore, there would be no potential for a significant impact to the environment.

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

The Simi Valley Landfill and Recycling Center (SVLRC) would serve the proposed project. The SVLRC has a capacity of 123.1 million cubic yards of waste. Based on the maximum permitted disposal rate of 6,000 tons per day (tpd), seven days per week, 358 days per year, the site could operate until 2051 (Ref. #30: Science Applications International Corporation, Final Environmental Impact Report, Simi Valley Landfill and Recycling Center Expansion Project, Ventura County, California, December 2010, Pg. ES-67-ES-69). Waste Management accepts waste from a variety of sources, but they are restricted to the approval rate of 6,000 tons per day. Therefore, the SVLRC, at a minimum, has the ability to accept waste until 2051. Therefore, there is a less than significant impact to the environment from an insufficient permitted capacity to accommodate the project's solid waste disposal needs.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species or eliminate important examples of the major periods of California history or prehistory?

Based on the answers to Section III, Biological Resources, the project does not have the potential to cause significant impacts to riparian habitat, sensitive species and wildlife movement adjacent to the project site. Mitigation has been incorporated into the project to reduce potential impacts on nesting birds.

Based on the answers to Section IV, Cultural Resources, the project does not have the potential to cause significant impacts to archaeological and paleontological resources on the project site.

Therefore, there would be no potential for a significant impact to the environment from degradation of the quality of the environment, substantial reduction of habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species or eliminate important examples of the major periods of California history or prehistory.

- 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. According to the Air Quality Assessment Guidelines of the Ventura County Air Pollution Control District (Ref. #3: Pg. 4-6, Sec. 4.2.3.1), consistency with the Air Quality Management Plan (AQMP) can be determined by comparing actual population in the City's Growth Area with the forecasted population in the AQMP. If the current estimated population of the City's growth area is below the available forecasted populations for January 1st of the most recent year and the project conforms to the applicable General Plan designation, the project is determined to be consistent with the AQMP. Since the current population of the Simi Valley Growth Area, 129,343, is less than the January 1, 2005 AQMP population forecast of 131,207, the proposed project is consistent with the AQMP. 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. Since the last update of the General Plan in 2012, the Traffic Model used by the City to determine impacts on the circulation system has been updated each time a General Plan Amendment has been approved so that the model is kept up-to-date. The City's Traffic Engineering Division has determined that the cumulative traffic that could be generated by the project will be consistent with the Traffic Model after construction of the street improvements that are part of the project. The City Traffic Engineer has reviewed the project application and determined that all intersections in the project vicinity will operate at LOS "C" or better with this project and with build out of the area as anticipated by the General Plan. 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 and Stormwater Quality Design Volume to determine the total amount and flow volume of water the design is required to clean. Compliance with these requirements ensures that each project filters the required amount of storm-water contributed to the public drainage system and countywide pollutant concentrations comply with the NPDES permit. Therefore, there is a less than significant cumulative impact on the environment from water pollution.

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

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

Significant impacts to air quality, hydrology and significant impacts from hazardous materials, geologic conditions and noise have the potential to cause substantial adverse effects on human beings. Based on the answers to Section II. a), b), c), and d), the project would not have a significant impact due to pollution, inconsistency with the Air Quality Management Plan, exposure of sensitive receptors to significant pollution concentrations, or odors. Based on the answers to Section VII. a), b), d), e), and f), the project would not have a significant impact due to erosion, flooding, and polluted runoff. Based on the answers to Section VI. a), b), c), d), the project would not have a significant impact due to the use or transport of hazardous materials, accidental release of hazardous materials, release of hazardous materials within a quarter mile of a school, or development on a hazardous materials site. Based on the answers to Section V. a) i), ii), and iii), the project would not have a significant impact due to surface rupture, seismic ground failure, or landslides. Based on the answers to Section X. a), b), and c), the project would not have a significant impact on the environment due to generation of 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. Mitigation has been incorporated into the project to ensure that the project noise does not significantly impact neighboring properties.

Therefore, the project would not result in a significant impact to the environment from effects that will cause substantial adverse effects on human beings, either directly or indirectly.

XVIII. REFERENCES:

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24. California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, Map W2-1, June 12, 2001.
25. California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map, March 22, 2001.
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30. Science Applications International Corporation, Final Environmental Impact Report, Simi Valley Landfill and Recycling Center Expansion Project, Ventura County, California. December 2010.
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35. Padre Associates, Tree Report for Assessor's Parcel No. 637-0-070-11 Smith Road, Simi Valley, California, July 2015.
36. Compass Rose Archaeological, Inc., Phase 1 Archaeological Study: APN 637-007-011 on Smith Road, Simi Valley, California, September 2015.

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

Case Planner:	Lorri Hammer
Environmental Planner:	Lauren Funaiole
Project Engineer:	Dick Clark
Traffic Engineer:	Jim Brunner
Fire Prevention Officer:	Michele Krieg

Siding: Allura - Maple

Window trim: Allura – Plycem 5/4 Fiber cement trim – 4” Cedar

Roof: Westform – Stone Grey

Front door: Masonite Belleville Fir Textured Craftsman 2 panel door with Frontier Glass and Fruitwood stain

Sidelights at front door: Masonite with Frontier Glass half-light and Fruitwood Stain. **I have emailed Masonite to see if they can make ¾ length windows as shown on our plans.**

Front door lock: Taymor Builder series Hudson C10B+ - Aged Bronze

Interior doors: Masonite Heritage Series Winslow with Safe’n Sound feature

Interior door handles: Taymor Builders Series Gala C10B+ - Aged Bronze

French Doors: Masonite Patio **Textured** Fiberglass Doors, **inswing**, clear glass, 10 lights, Monaco Series lock w/ wave lever in oil rubbed bronze, **Screen door** and Fruitwood stain. As viewed from the outside, the left door should be the active one.

Decking: Trex Transcend – Havana Gold

Windows: Tan frames and grids in upper panes of windows