

Notice of Preparation

From: The City of Simi Valley
Department of Environmental Services
2929 Tapo Canyon Road
Simi Valley, CA 93063

Subject: Notice of Preparation of a Draft Environmental Impact Report for PD-S-1045/TP-S-685/AHA-R-061

The City of Simi Valley will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are described in the attached Initial Study.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Lauren Funaiole, Senior Planner, at the address shown above. We will need the name for a contact person in your agency.

Project Title: PD-S-1045/TP-S-685/AHA-R-061

Project Applicant: AMG & Associates

Date:

9/20/17

Signature:

Lauren Funaiole

Title:

Senior Planner

Telephone:

(805) 583-6772

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

1. Project Title: PD-S-1045/TP-S-685/AHA-R-061
2. Lead Agency Name and Address: City of Simi Valley, 2929 Tapo Canyon Rd.,
Simi Valley, CA 93063
3. Contact Person and Phone Number: Lauren Funaiole, (805) 583-6772
4. Project Location: 2804 Tapo Street and 4415, 4487 and 4473 Alamo Street
5. Project Sponsor's Name and Address: AMG & Associates, Attn: Alexis Gevorgian,
16633 Ventura Blvd, Suite 1014, Encino, CA 91436
6. General Plan Designation: Mixed Use - Tapo Street Corridor
7. Zoning: CPD (MU)
8. Description of Project: (Describe the whole action involved, including but not limited to
later phases of the project, and any secondary, support, or off-site features necessary
for its implementation.)

The project would redevelop an existing commercial center to construct a 278-unit
4-story apartment complex; retain and remodel 8,100 square feet of commercial
retail space; and consolidate parcels to create two lots.
9. Surrounding Land Uses and Setting:

The project site contains a commercial shopping center. It borders multi-family housing
on the east, west, and north, single-family housing on its south, and commercial
developments to the west and south.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or
participation agreement).

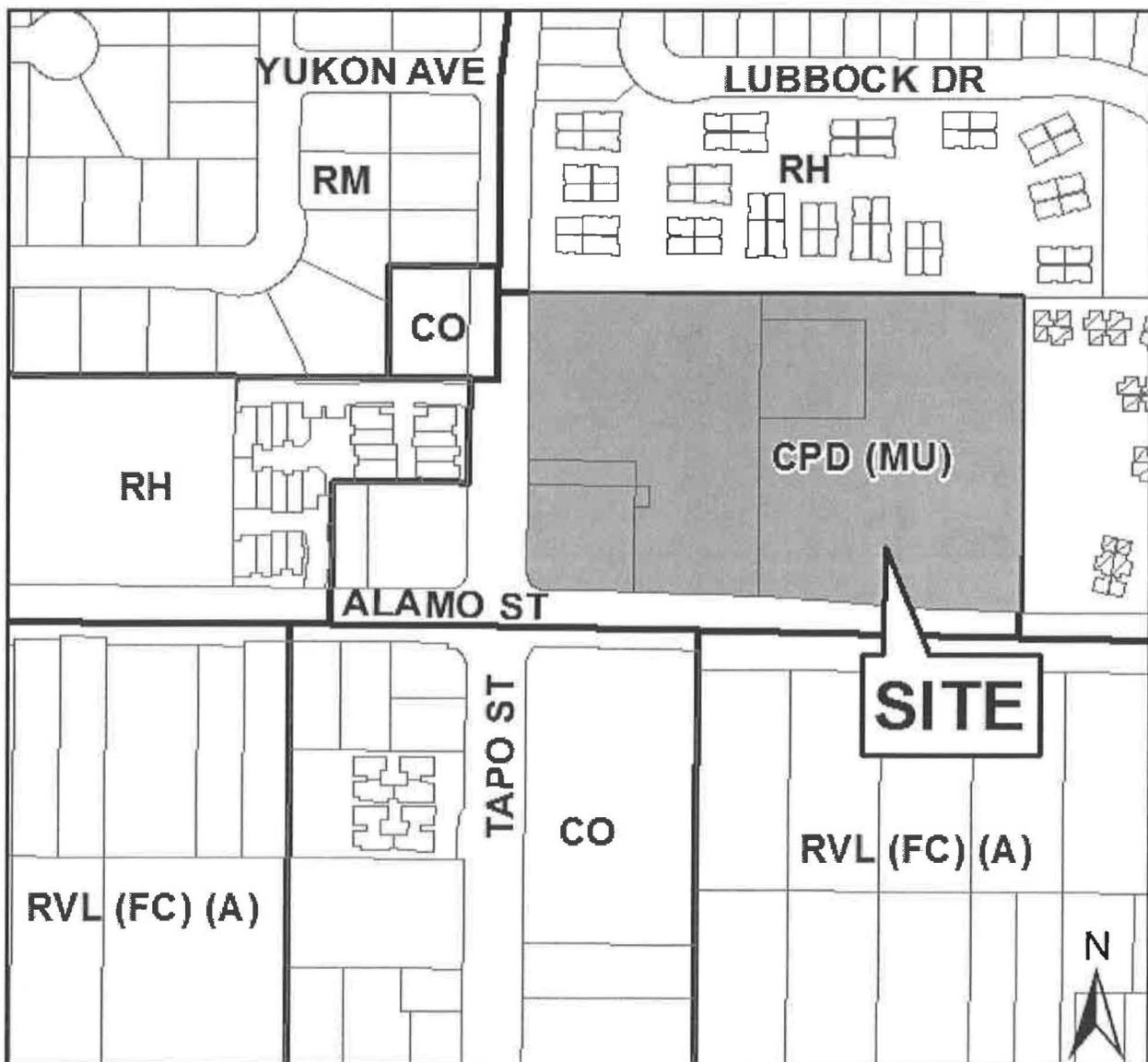
None
11. Date Deemed Complete/Ready to Process: March 30, 2017
12. A site inspection was performed on:

Date: March 30, 2017 By: Lauren Funaiole, Senior Planner

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

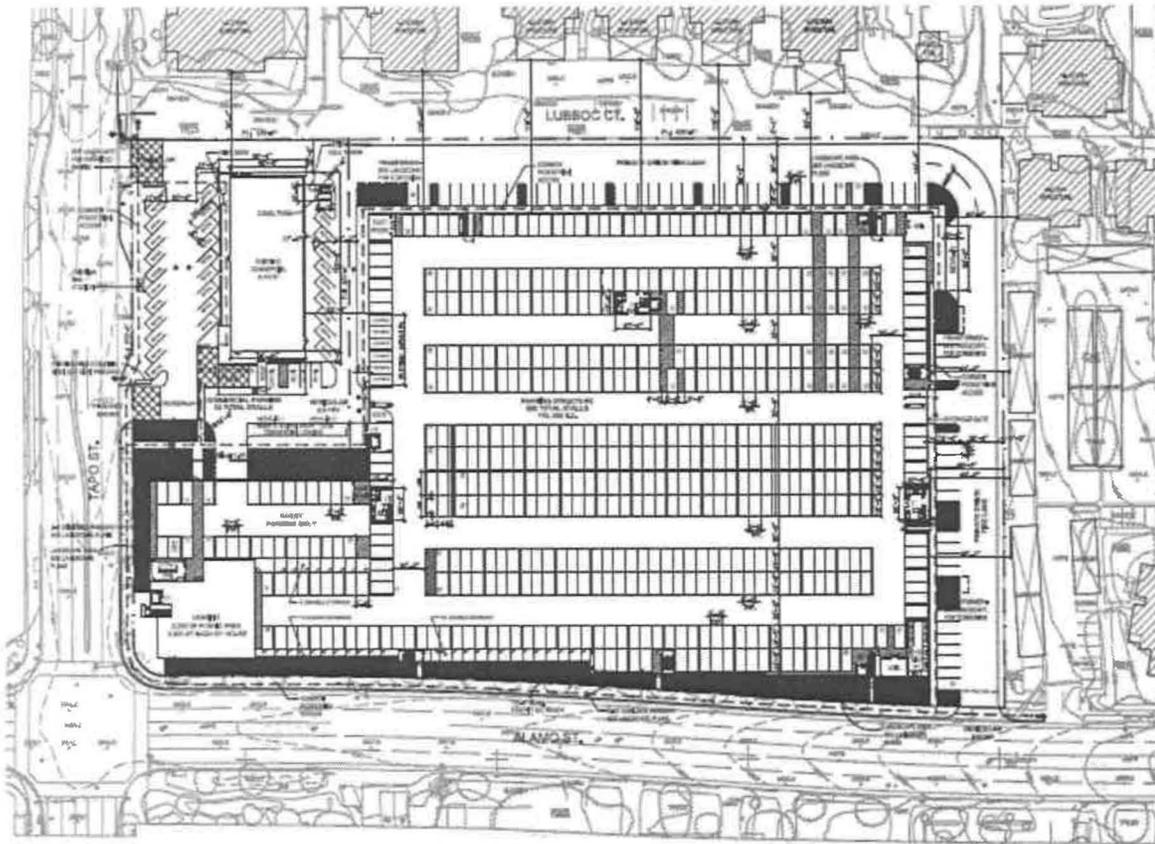
- | | |
|------------|--|
| <u>Yes</u> | Traffic Study |
| <u>Yes</u> | Noise Study |
| <u>Yes</u> | Geotechnical Study |
| <u>Yes</u> | Hydrology Study |
| <u>Yes</u> | Tree Study and Appraisal (pursuant to Section 9-38 et seq. SVMC) |
| <u>No</u> | Biological Study |
| <u>No</u> | Rare, Threatened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

14. Location Map



15. Aerial Photograph





- NOTES:
1. ALL ACCESS DRIVES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 13'-6"
 2. REFER TO CML PLANS FOR MORE INFORMATION
 3. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION
 4. STORAGE FOR 112 BIKES AND LOCKABLE STORAGE LOCATED IN PARKING GARAGE
 5. NO DINING FACILITIES, TAKE-OUT ONLY FOR COMMERCIAL BUILDING
 6. FACILITIES FOR VEHICLES WITH ALTERNATE FUELING SYSTEMS SHALL BE PROVIDED AT 1 STALL PER 100 PARKING SPACES FOR A TOTAL OF 8 STALLS PROVIDED.
 7. ACCESS SHALL COMPLY WITH CITY OF SIMI VALLEY STANDARDS AND CURRENT FIRE DISTRICT STANDARDS
 8. DEDICATED USPS PARKING SPACE EXCLUDED FROM RESIDENTIAL PARKING COUNT

ALAMO ST. MIXED-USE SIMI VALLEY, CA
AMG ARCHITECTS ORANGE
 144 NORTH DOWNSIDE DRIVE, ORANGE, CA 92667
 WWW.ARCHITECTSORANGE.COM

COMMERCIAL SITE

COMMERCIAL SITE TYPE 4B	
SITE AREA	60,867 SF
DENSITY	1.01 Gross AC
MAX. BLDG. AREA	6,146 SF

Commercial Parking Required:			
Stalling Area	5100	0.024	22.4
Total Stalls			22.4

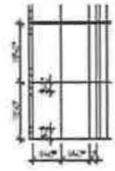
Commercial Parking Provided:				
Stall Type	Standard	HC Stalls	Compad	Total
	12	1	0	13
Total Stalls	12	1	0	13

RESIDENTIAL SITE

RESIDENTIAL SITE TYPE 3 - HOME TYPE 1A - FREEMAN	
SITE AREA	265,800 SF
DENSITY	4.87 Gross AC 47.4 Units
MAX. BLDG. AREA	165,468 SF
MAX. LOT AREA	165,468 SF
MAX. LOT COVERAGE	62.3%

Residential Parking Required:				1.20 (SF)
Stall Type	Street Corner	Street/Through	Other	Req'd Req'd SF
1 Bedroom	162	2.00	204	
2 Bedroom	69	2.00	138	
3 Bedroom	47	2.50	118	
Total Residential	278	2.50	660	
Emergency - Public Storage	1	0.004	0.004	
USPS - required stall			1	
Total Required	279		661	
Total Provided	220		611	

TCAC Residential Parking Provided:					
Permitted Parking	Permitted Street	Permitted Through	Permitted Other	Permitted USPS	Total
100% (100%)	20% (20%)	0	0	0	100
100% (100%)	20% (20%)	0	0	0	100
100% (100%)	20% (20%)	0	0	0	100
100% (100%)	20% (20%)	0	0	0	100
Total Residential/Provided	100	20	0	0	120



PARKING STANDARDS
 CITY OF SIMI VALLEY
 PARKING SEC. 9-34.010

A-1.1
 SCALE: 1" = 40'
OVERALL SITE PLAN
 ARCHITECTS ORANGE
 144 NORTH DOWNSIDE DRIVE, ORANGE, CA 92667
 WWW.ARCHITECTSORANGE.COM

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

DETERMINATION:

On the basis of this initial evaluation:

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

Approved:

9/20/17
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
--------------------------------------	--	------------------------------------	--------------

I. AESTHETICS. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(a-c) The project would construct a four story apartment complex adjacent to existing residences. Neighbors of the project have expressed concerns regarding the aesthetic impacts of the building on their views from their homes. The project vicinity does not have similar height structures in the area and the project may significantly change the character of the area. Therefore, there is a potential for a significant impact to the environment from an impact on views and the visual character of the site.

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

The project would create a new source of light from fixtures on the new buildings and the parking areas. The applicant is required to submit an exterior lighting (photometric) plan pursuant to Simi Valley Municipal Code Section 9-30.040.C.1. This plan shall consist of a point-by-point foot-candle layout extending a minimum of 20 feet outside the property lines. The plan must achieve the goals established in this subsection in order to eliminate illumination or glare from the project onto adjacent properties or streets. Therefore, there is no potential for a significant impact to the environment from a new source of substantial light or glare.

II. AIR QUALITY:

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

Would the project:

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

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

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

(a-d) Public review of the project has revealed controversy regarding the appropriate baseline for reviewing impacts of the project. Determining the appropriate baseline for calculating project emissions will be a part of preparation of an environmental impact report for the project.

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

The Ventura County Air Quality Management Plan (AQMP) identifies uses that may require mitigation due to substantial odors (Ref. #27, page 2-16 & Table 6-3). The AQMP does not identify residential uses or retail development as uses that creates objectionable odors. Therefore, the project would not generate any objectionable odors and there is no potential for a significant impact to the environment from the creation of objectionable odors affecting a substantial number of people.

III. BIOLOGICAL RESOURCES: Would the project:

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

(a-e) Based on a site visit by the environmental planner, the property contains a shopping center and a small parcel of vacant, previously graded land. There is no native habitat and no sensitive plant or endangered wildlife species on the property. There are no aquatic resources that would be regulated by any state or federal agencies. Any trees removed by the project will be replaced with new project landscaping trees. Therefore, there is no

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

potential for a significant impact to the environment from an impact on sensitive biological resources.

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

The project site is developed with a shopping center. It contains 31 trees consisting of a variety of ornamental species. Many of the trees would be relocated on site by the applicant (Ref. #37). The report was reviewed by the City's consulting arborist, who concurred with its conclusions. For those trees not relocated, the project will be required to provide replacement landscaping trees with a value equal to the value of the removed trees. Therefore, the project would not conflict with the City's Tree Preservation Ordinance.

IV. CULTURAL RESOURCES: Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as identified in State CEQA Guidelines Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

(a-d) The entire project site was graded as part of the development of the existing shopping center and other previous development on the site. Consequently, it is unlikely that any significant cultural or paleontological resources would remain on the site. However, to comply with state law AB52, the City invited local interested tribes to consult on the project. None of the affected tribes requested consultation. Therefore, no further consultation is required by AB52 and there is no potential for a significant impact to the environment from a substantial adverse impact to historical resources, archaeological resources, paleontological resources, or human remains.

V. GEOLOGY AND SOILS: Would the project:

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

Based on the State of California Earthquake Fault Zones Map (Ref. #8), the property is not located in an Alquist-Priolo Fault zone and no known active faults run through the property. Since there are no known active faults on the property, the proposal would not be impacted by surface rupture. Therefore, there is no potential for a significant impact to

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

the environment from direct impact of surface rupture from a known earthquake fault or substantial evidence of a known fault.

ii) Strong seismic ground shaking?

According to the preliminary geotechnical report for the project (Ref. #36), the subject site is located in an area subject to strong ground-shaking from earthquakes. The report states that the site is suitable for the proposed construction, provided that the geotechnical engineering recommendations included in the report are implemented. Those recommendations will be required by the Department of Public Works with the issuance of a grading permit for the project. In addition, the California Building Code prescribes procedures for earthquake resistant design which include considerations for seismic zoning. Therefore, there is no potential for a significant impact to the environment from strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

The geotechnical site evaluation of the property (Ref. #36) determined that the soils on site would be subject to differential seismic settlement due to liquefaction. The proposed foundation will be placed on properly compacted fill. Therefore, there is no potential for a significant impact to the environment from seismic-related ground failure.

iv) Landslides?

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

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

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

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

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

(c, d) The geotechnical site evaluation of the property (Ref. #36) evaluated the suitability of the site soils for the proposed construction. The report states that with the proposed removal and recompaction of at least 12-14 feet of soil below the bottom of the basement footings, that the site will not pose a significant risk to the proposed structure. Therefore, there is no

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

potential for a significant impact to the environment from liquefaction, lateral spreading, or settlement.

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

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

VI. GREENHOUSE GAS EMISSIONS: Would the project:

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

(a, b) Public review of the project has revealed controversy regarding the appropriate baseline for reviewing impacts of the project. Determining the appropriate baseline for calculating project emissions will be a part of preparation of an environmental impact report for the project.

VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

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

(a-c) The storage, handling, or use of any hazardous materials is regulated by state and local regulations. The California Building Code regulates the types and amounts of hazardous substances allowed in conventional structures (Ref. #10). Storage of any amount of hazardous materials is subject to the Fire District and Ventura County regulations. These regulations limit the amount of hazardous materials that can be stored in these facilities in order to ensure public safety is protected. In addition, residential and retail uses do not transport, store, or use significant amounts of hazardous materials. Therefore, there is no potential for a significant impact to the environment from the routine transport, use, disposal or release of hazardous materials.

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

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

The project site is not listed on the California Environmental Protection Agency, Department of Toxic Substances Control, Site Mitigation and Brownfields Reuse Program Database (Ref. #16). In addition, a Preliminary Environmental Site Assessment (Phase 1 Report) was prepared for the site (Reference #38). The assessment revealed no evidence of use, storage, disposal or generation of hazardous substances. Therefore, there is no potential for a significant impact to the environment from a hazardous material.

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

The project is a request to develop a mixed use development on a 6.89-acre site within the urban boundary of the City, which is surrounded by other urban land uses. There is direct access to the site from Alamo Street and Tapo Street for emergency response organizations and the property is already included in the City's emergency response and evacuation plan. Development of the property has been anticipated by these plans and there is no need to amend the existing procedures. Therefore, there is no potential for a significant impact to the environment from interference with an adopted emergency response or evacuation plan.

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

The project site is not identified as a potential wildfire hazard area as shown on the Fire Hazard map in the City of Simi Valley General Plan (Ref. #8: City of Simi Valley, General Plan, Figure S-2, pg. 8-9). Therefore, there is no potential for a significant impact to the environment from exposure of people or structures to wildland fires.

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

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

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

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop

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

to a level which would not support existing land uses or planned uses for which permits have been granted)?

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

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

The property is surrounded by existing improvements. According to the Site Hydrology Report for the project (Ref. #34), the site will drain to Tapo Street and Alamo Street. All storm water flows will be detained before leaving the site. Underground detention chambers will reduce peak flow to the 10-year undeveloped flow rate. Since on-site drainage will be directed to on-site detention system that drains to a storm drain and there would be very little exposed soil after construction, the project would not result in substantial soil erosion or siltation. Therefore, there is no potential for a significant impact to the environment from substantial soil erosion or the loss of topsoil.

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

The City requires projects to provide a minimum of 1000 cubic feet of detention per acre of developed area. According to the Site Hydrology Report (Reference #34), the project will provide stormwater detention basins on site. Each of the three basins provide an excess of the City's requirements of 1,000 cf/acre. Therefore, there is no potential for a significant impact to the environment from a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off site.

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

After development, the site will drain into an on-site storm drain system. On-site detention chambers will reduce peak flow to the 10-year undeveloped flow rate. The Hydrology report (Ref. #34) concludes that runoff from the site will not significantly impact existing storm drain facilities. Therefore, there is no potential for a significant impact to the environment from creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

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

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

(f, g) The State NPDES MS4 permit requires all new development to treat the "first flush" of all storms. The Hydrology Report submitted for this project has calculated the stormwater volume that must be treated. Captured storm flows will be pretreated prior to the water leaving the site. Therefore, there is no potential for a significant impact to the environment

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

from substantial additional sources of polluted runoff or substantial degradation of water quality.

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

Based on the Flood Insurance Rate map for the project site, the project site is not within an area subject to a 100-year flood hazard area (Ref. #19). Therefore, there is no potential for a significant impact to the environment from a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

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

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

IX. LAND USE AND PLANNING: Would the project:

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

The project proposes a four-story apartment building in an area with low-story residential in the vicinity. Potentially significant aesthetic impacts may conflict with General Plan policies related to land use compatibility. Therefore, there is a potential for a significant impact on the environment.

X. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

(a, b) Based on the geotechnical Site Investigation, the subsurface soil conditions encountered during the field exploration consisted of artificial fill overlying alluvial soils. According to the Geology and Mineral Resources Study of Southern Ventura County, California, by the California Division of Mines and Geology, there are no known mineral resources of value to the region in alluvium aside from sand and gravel for concrete aggregate and there are no mineral resources in the engineered fill (Ref #23, Pg. 27 & 28).

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

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

XI. NOISE: Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance?
- b) The creation of a permanent increase in ambient noise levels in the project vicinity by 10 dB(A) Ldn above levels existing without the project?
- c) A substantial temporary or periodic increase in ambient noise levels, from other than construction related noise, in the project vicinity above levels existing without the project?

(a-c) The residential portion of the mixed use proposed by the project is considered noise sensitive in the City's General Plan, as is adjacent residential uses. A noise report was submitted with the application which shows that future heating, ventilated, and air conditioning equipment may produce noise levels that could exceed City standards. Therefore, the project may have a significant impact related to noise.

XII. POPULATION AND HOUSING: Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposal is located in an urban area of the City surrounded urban uses. There is no need for additional public roads, utilities, or other public infrastructure to the project site. The project would not add any new public infrastructure but would result in the creation of apartments and retention of a portion of the existing commercial buildings. The project apartments would house approximately 611 people. This increase is not considered substantial population growth. Therefore, there is no potential for a significant impact to the environment from substantial population growth in the area.

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

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

XIII. PUBLIC SERVICES:

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

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

Construction of the proposed apartment building will result in an increased demand for public services. The environmental impact report for the project must analyze the potential impacts of that increased demand.

XIV. RECREATION:

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

(a, b) Based on the answer to question XIII (Parks), the project will result in an increased demand for public facilities. This potential impact must be addressed in an environmental impact report.

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

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

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

The project will change traffic patterns in the project vicinity. Potential impacts on traffic circulation will be analyzed in a project environmental impact report.

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

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

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

(a, b) Wastewater from the project would be collected by the existing sewer system. All the wastewater from the project would be treated at the City's wastewater treatment facility. This facility is operated in accordance with the requirements of the Regional Water Quality Control Board.

Based on a calculation by the City of Simi Valley Department of Public Works, equivalent dwelling units (EDU) produce 275 gallons of sewage per day. Based on this, the project would produce approximately 58,000 gallons of sewage per day. Currently, the City's Wastewater Treatment Plant handles approximately 10 million gallons of sewage per day (mgd). The facility's capacity is 12.5 mgd. The wastewater collection system and the City's water delivery system have not reached capacity. The City's Department of Public Works has reviewed the proposal and determined that no additional water or wastewater treatment facilities are required. Based on this information, the project would not generate sewage that exceeds the limits of the City's Wastewater Treatment Plant. Therefore, there would be no potential for a significant impact to the environment from exceeding the wastewater treatment requirements of the Regional Water Quality Control Board or from inadequate capacity of the wastewater treatment provider.

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

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

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

New or expanded entitlements of water supplies are not needed for this project. The proposed project would be served by the Ventura County Waterworks District No. 8

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

(District). Calleguas Municipal Water District (Calleguas) supplies most of the District's water. The District also extracts groundwater for treatment and use as potable water, for use as untreated nonpotable water, and purveys recycled water.

The District's most recent Urban Water Management Plan forecasts demand of 27,975 acre-feet per year (AFY) in 2035, which is essentially the build-out demand of the District under the current City of Simi Valley's and County of Ventura's General Plans. The project is consistent with the Simi Valley General Plan. Calleguas' current Urban Water Management Plan assures that the demands of all purveyors they serve, including the District, can be met through 2035 in all but the most extreme circumstances. In addition, the District plans to diversify resources by increased local water production and water recycling.

The District's current estimated annual demand is 22,760 AFY. The proposed project is forecasted to have a water demand of approximately 65 acre-feet per year. The difference between current demand and projected year-2035 demand is 5,215 AFY. The forecasted project demands are within the planned increased demand range. The District's and Calleguas' planning documents therefore support that the demand created by the proposed project will have sufficient resources as supply, without additional entitlements.

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). 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. a) (Biological Resources) there are no rare or endangered species present on the site and the parcel is not suitable habitat for any wildlife species or community. Since the project is within the urbanized area of the City, is surrounded by development, and has been fully developed previously, construction on this site will not degrade the quality of the environment to a point that would threaten any animal or plant species. Based on the answers to Section IV (Cultural Resources), the site was previously graded and no cultural resources would remain on the site. There are no historical structures located on the parcel. Therefore, the project will have no impact on the environment from degradation of the quality of the environment, substantial reduction of habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reduction in the

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

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?)

The project may have impacts on air quality and traffic circulation that could contribute to a significant cumulative impact. Therefore, the project may have a significant impact to the environment from impacts that are individually limited, but cumulatively considerable. This issue will be discussed in a project environmental impact report.

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

Significant impacts to air quality, hydrology and significant impacts from hazardous materials, geologic conditions and noise have the potential to cause substantial adverse effects on human beings. Based on the answers to questions II. a), b), c), d), and e) the project may have a significant impact due to pollution, consistency with the Air Quality Management Plan, exposure of sensitive receptors to significant pollution concentrations, or odors. Based on the answers to questions VIII. a) - i), the project would not have a significant impact due to erosion, flooding, and polluted runoff. Based on the answers to questions VII. a), 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 questions 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 questions XI. a), b), and c), the project may have a significant impact on the environment due to the exposure of persons to noise levels in excess of standards established in the General Plan, the increase of ambient noise by 10 dB(A), or a substantial temporary or periodic increase in ambient noise levels and with implementation of the proposed mitigation measure for noise.

Therefore, there is a potential for a significant impact to the environment from effects which will cause substantial adverse effects on human beings, either directly or indirectly. Those impacts will be discussed in a project environmental impact report.

XVIII. REFERENCES:

1. City of Simi Valley, Development Code, Title 9 of the City of Simi Valley Municipal Code, January 5, 2006.
2. Ventura County Air Pollution Control District, Regulation IV – Prohibitions: Rule 51 – Nuisance, July 2, 1968.
3. Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, (2003).
4. Lander, E. Bruce "Geology and Vertebrate paleontology of Cenozoic Non-marine Rock Units in Simi Valley,"Simi Valley: A Journey Through Time (1997).
5. Cotton/Beland/Associates, Inc. Paleontologic Resource Assessment Overview, Simi Valley, Ventura County, California, 1986.
6. Richard L. Squires, "Geologic Profile of Simi Valley", Simi Valley: A Journey Through Time (1997), p. 296.
7. Ventura County Cultural Heritage Board, Ventura County Historical Landmarks and Points of Interest, April 1996.
8. California Department of Conservation, California Geologic Survey, State of California Seismic Hazard Zones, Simi Valley West Quadrangle, April 7, 1997.
9. California Department of Conservation, Division of Mines and Geology, State of California Earthquake Fault Zones, Simi Valley West Quadrangle, May 1, 1999.
10. City of Simi Valley, Building Code, Title 8 of the Simi Valley Municipal Code, December 21, 2016.
11. State of California Health and Safety Code, Division 20, Chapter 6.95, Article 1.
12. City of Simi Valley, General Plan, Resolution No. 2012-27, May 24, 2012.
13. City of Simi Valley, General Plan Update: Final Environmental Impact Report, SCH 2009121004, June 2012.
14. City of Simi Valley, Street Map (Current).
15. City of Simi Valley, City of Simi Valley Bicycle Master Plan, 2009.
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 January 10, 2017.
17. City of Simi Valley, Master Plan of Drainage, Hawk and Associates (December 1990).
18. Geosyntec Consultants and Larry Walker and Associates, Ventura Countywide Stormwater Quality Management Program: Technical Guidance Manual for Stormwater Quality Control Measures, November 2010.
19. Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel Number 06111C0862E, January 20, 2010.
20. Ventura County Municipal Stormwater NPDES Permit (Board Order No. R4-2010-0108, Permit # CAS 004002).
21. Calleguas Municipal Water District, Inundation Map for Bard Reservoir, dated July 1, 1973.
22. Ventura County Flood Control District, Inundation Map for Las Llajas Dam, dated November 1999.
23. California Division of Mines and Geology, Geology and Mineral Resources Study of Southern Ventura County, California, 1973.
24. California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, Map W2-1, June 12, 2001.
25. California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map, March 22, 2001.

26. "Noise Control: A Basic Program for Local Governments," Management Information Service, Vo. 7, No. 3 (March 1975), p. 6.
27. Brüel & Kjær, Environmental Noise, <http://www.nonoise.org/library/envnoise/index.htm>.
28. U.S. Department of Transportation: Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch, Highway Traffic Noise Analysis and Abatement Policy and Guidance, June 1995.
29. City of Simi Valley Managed Growth Plan, "Measure N", November 2012.
30. Science Applications International Corporation, Final Environmental Impact Report, Simi Valley Landfill and Recycling Center Expansion Project, Ventura County, California, December 2010.
31. Brown and Caldwell Environmental Engineers & Consultants, Southern California Water Company: Water Supply Assessment for Simi Valley System, July 23, 2003.
32. Institute of Transportation Engineers, Trip Generation, 5th Edition, 1991.
33. American Association of State Highway and Transportation, A Policy on Geometric Design of Highways and Streets, 1994.
34. Westcon Engineering, Inc, Preliminary Hydrology & Drainage Study – Northeast corner of Tapo Street and Alamo Street, February 8, 2017.
35. LSA, Alamo Street Mixed Use Project Access Analysis (LSA Project No. AMG1603), March 24, 2017.
36. Petra Geosciences, Inc, Preliminary Site Investigation and Percolation Study Proposed Alamo Street Mixed Use Development, July 29, 2016.
37. Rincon Consultants Inc, AMG & Associates Alamo Street Mixed Use Project Tree Report, July 2016.
38. Rincon Consultants Inc, AMG & Associates, LLC Alamo Street Mixed Use Project Noise Study, December 2016.
39. Rincon Consultants Inc, Air Quality & Greenhouse Gas Study, October 2016.

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:	Brent Siemer
Traffic Engineer:	James Brunner