



CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

REVIEW PERIOD: October 15, 2020 – November 3, 2020

TO: All Interested Parties

FROM: Department of Environmental Services

SUBJECT: REQUEST FOR REVIEW OF THE INITIAL STUDY AND NEGATIVE DECLARATION FOR CUP-S-744-MOD#1/Z-S-751, TO APPROVE A MODIFICATION TO A CONDITIONAL USE PERMIT TO REDUCE THE NUMBER OF GUEST ROOMS FROM 106 TO 98, MODIFY THE BUILDING AND SITE CONFIGURATION, AND INCREASE THE BUILDING HEIGHT FROM THREE TO FOUR STORIES; AND A ZONE TEXT AMENDMENT TO REDUCE THE PARKING REQUIREMENTS FOR HOTELS/MOTELS CITYWIDE

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

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

Copies sent to:

City Council
City Manager
City Attorney's Office
Planning Commission

City Departments:

City Manager's Office
Deputy Director/City Clerk

Environmental Services

Director
Deputy Director/City Planner
Principal Planner/Zoning Administrator
Case Planner, N. Gunasekera
Environmental Planner, M. Dionne
Recording Secretary
Neighborhood Council Coordinator
Neighborhood Council No. 2
Counter Copy

Public Works Department

Engineering (3)
Utilities
Maintenance

County of Ventura

Fire Protection District
Watershed Protection District

Applicant: Land Developer & Assoc. Corp.
Attn: Daniel Singh
5950 Canoga Avenue, #500
Woodland Hills, CA 91367
(818) 389-6439
dsingh@landdeveloper.net

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

REVIEW PERIOD: October 15, 2020 – November 3, 2020

APPLICANT: Land Developer & Associates Corporation
Attn: Daniel Singh
5950 Canoga Avenue, #500
Woodland Hills, CA 91367
(818) 389-6439
dsingh@landdeveloper.net

CASE PLANNER: Naren Gunasekera

ENVIRONMENTAL
PLANNER: Monica Dionne

PROJECT DESIGNATION: CUP-S-744-MOD#1/Z-S-751

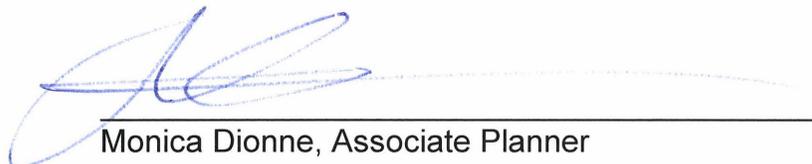
PROJECT DESCRIPTION: Consideration of a Modification to a Conditional Use Permit (CUP-S-744-MOD #1) to construct a hotel with a request to reduce the number of guest rooms from 106 to 98, modify the building and site configuration, and increase the building height from three to four stories; and a Zone Text Amendment (Z-S-751) to reduce the parking requirements for hotels and motels Citywide

PROJECT LOCATION: 2585 Cochran Street (Behind Restaurant/Commercial Building)

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 Negative Declaration.

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None



Monica Dionne, Associate Planner

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

1. Project Title: CUP-S-744-MOD#1 / Z-S-751
2. Lead Agency Name and Address: City of Simi Valley
2929 Tapo Canyon Rd.,
Simi Valley, CA 93063
3. Contact Person and Phone Number/Email: Monica Dionne, (805) 583-6342
mdionne@simivalley.org
4. Project Location: 2585 Cochran Street, Simi Valley, CA 93065
5. Project Sponsor's Name and Address: Land Developer & Associates Corporation
Attn: Daniel Singh
5950 Canoga Avenue, #500
Woodland Hills, CA 91367
(818) 389-6439
dsingh@landdeveloper.net
6. General Plan Designation: General Commercial
7. Zoning: Commercial Office (CO)
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.)

Modification to Conditional Use Permit (CUP)

A previous hotel development was approved unanimously by the City's Planning Commission on December 3, 2014, on the subject 1.64-acre lot. It was originally approved for 106 rooms and three stories with two-story elements, with the main building and tower elements ranging in height from 43 to 58 feet. Most of the 109 parking spaces were proposed underground, but later cost analyses for the site and other project hindrances led to the current request to include all parking spaces at ground level and a proposed reduction to 79 total spaces provided. With this proposed modification, the building footprint has been reduced and has been located further east on the site. The room count has decreased to 98, and the main building is now proposed to be four stories and approximately 52 feet in height, with a lobby tower and bell tower proposed at heights of approximately 57 feet and 67 feet, respectively. The architectural style and tower elements remain similar to the original Planning Commission approved project.

The hotel will have a meeting room, business center, breakfast area, and fitness room on the first floor for hotel guests. The guest room sizes range from 295 to 711 square feet. The current proposal has eliminated the previously approved pool and now includes only a spa, which will be located on the south side of the hotel with a portion of the building creating a barrier between the spa area and residential uses to the west.

Access to the site will be from an existing driveway along Cochran Street via a private easement across the property between the proposed hotel and Cochran Street (parcel contains an existing restaurant and other commercial uses). A proposed secondary emergency access will be required by the Ventura County Fire Protection District (VC Fire Protection District) along the northeast side of the project site through the adjoining commercial property to the east.

Landscaping will cover 18 percent of the site and includes a minimum 10-foot landscape buffer on the western property boundary adjacent to the existing single-family residences, as required under SVMC Section 9-33.030.H.1. Sixteen larger-scale 48-inch box trees will be required in this landscape buffer area to provide better initial screening.

Zone Text Amendment

The applicant also proposes a Citywide Zone Text Amendment to the Simi Valley Municipal Code (SVMC) to reduce the number of parking spaces required per hotel/motel guest room from one to 0.75. The remaining SVMC parking requirements for hotels/motels would remain the same, such as additional parking for restaurants/coffee shops, meeting/banquet rooms, and employees. Should the text amendment be approved, the required parking spaces for the project would decrease from 101 to 77 (73.5 spaces for rooms plus 3.33 spaces for 10 employees). The applicant is proposing 79 total parking spaces.

9. Surrounding Land Uses and Setting:

North of the site is State Route 118 (“118 Freeway”) with single-family residential beyond; to the south is a lot with an existing restaurant and other commercial uses with Cochran Street beyond; to the west are single-family residences; and to the east is an existing commercial center.

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

None

11. Date Deemed Complete/Ready to Process: September 14, 2020

12. A site inspection was performed on:

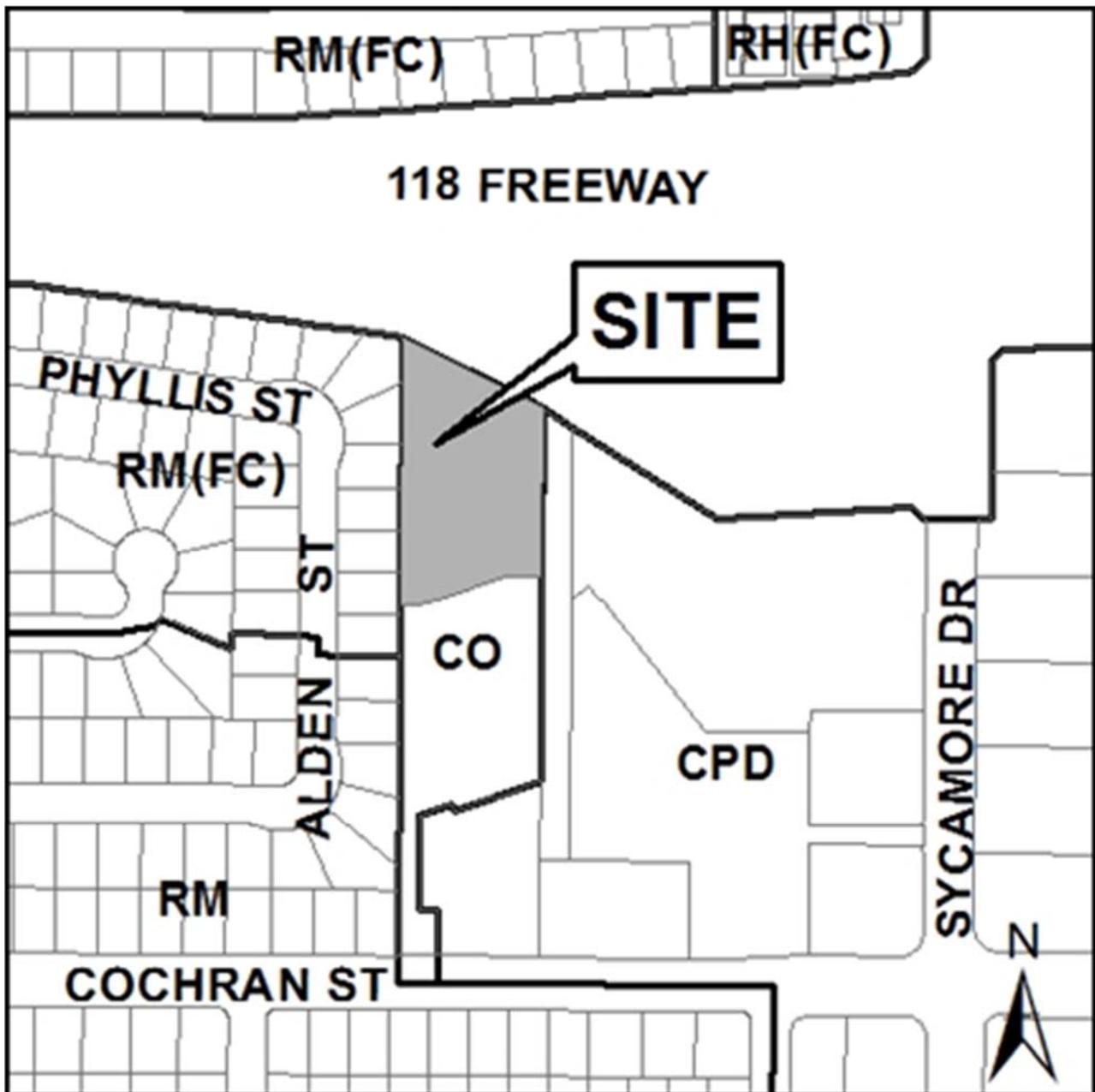
Date: August 28, 2020

By: Monica Dionne, Associate Planner

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

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

14. Location Map



15. Aerial Photograph



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

This project would potentially affect the environmental factors marked "Yes" below, involving at least one impact that is "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages:

| | | | |
|-----------|----------------------------------|-----------|---------------------------------------|
| <u>No</u> | Aesthetics | <u>No</u> | Mineral Resources |
| <u>No</u> | Agriculture and Forestry | <u>No</u> | Noise |
| <u>No</u> | Air Quality | <u>No</u> | Population/Housing |
| <u>No</u> | Biological Resources | <u>No</u> | Public Services |
| <u>No</u> | Cultural Resources | <u>No</u> | Recreation |
| <u>No</u> | Energy | <u>No</u> | Transportation |
| <u>No</u> | Geology/Soils/(Paleontology) | <u>No</u> | Tribal Cultural Resources |
| <u>No</u> | Greenhouse Gas Emissions | <u>No</u> | Utilities/Service Systems |
| <u>No</u> | Hazards & Hazardous Materials | <u>No</u> | Wildfire |
| <u>No</u> | Hydrology/Water Quality | <u>No</u> | Mandatory Findings of Significance |
| <u>No</u> | Land Use/Planning | | |

DETERMINATION:

On the basis of this initial evaluation:

I find that there will not be a significant effect on the environment from the proposed project and a NEGATIVE DECLARATION will be prepared.

Approved:

10/12/20
Date



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

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

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

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees and rock outcroppings?
- c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

(a-c) The environmental planner conducted a site visit to evaluate the project's impact on the site, surrounding land uses, scenic vistas, scenic resources, and the existing visual character. According to the Arborist Report prepared for the project (Ref. #5), a total of five Mexican Fan Palms are located within the lot boundaries. Three of the Palms will be removed by the project and two will remain. However, these trees are not considered a scenic resource. Site landscaping will be enhanced with numerous specimen-sized trees planted throughout the development. No rock outcroppings are present on or adjacent to the site.

The maximum height allowed in the CO zone is 48 feet and three stories, except as provided by SVMC Section 9-26.050, which allows for increased heights and additional stories as long as additional setbacks provided are equal to or greater than the height of the structure. The current proposed building will be four stories with heights ranging from 52 to 67 feet, but will be set back 59 to 93 feet from the western property line shared with residences. The project complies with the required setbacks from adjoining commercial properties to the south and east and the 118 Freeway to the north, with modifications allowed through the Conditional Use Permit process.

The setbacks to the residential properties on the west exceed those required by the Development Code, and the required minimum 10 foot-wide landscape buffer is provided along the western property line. Additional screening for residential properties will be provided by 16 proposed 48-inch box trees planted within the landscape buffer. The applicant has provided a line-of-sight diagram that demonstrates that these trees, in combination with additional building setbacks, would satisfy the privacy concerns of the existing residents.

Therefore, there is a less than significant impact on the environment from an adverse impact to a scenic vista or resources or the visual character or quality of the site and its surroundings.

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

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| Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The hotel windows have potential to produce glare and reflection; however, the applicant proposes to tint and use non-reflective glass on all windows to address this issue. All exterior lighting will be downcast with light shields to prevent off-site illumination or glare. In addition, the applicant is required to submit an exterior lighting (photometric) plan pursuant to SVMC Section 9-30.040.C. (Ref. #1). This plan shall consist of a point-by-point foot-candle layout extending a minimum of 20 feet outside the property lines. The plan must achieve the goals established in this subsection in order to eliminate illumination or glare from the project onto adjacent properties, freeway, or streets. Therefore, there is a less than significant impact to the environment from a new source of substantial light or glare.

II. AGRICULTURE AND FORESTRY RESOURCES: Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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- b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

| | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

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|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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- d) Result in the loss of forest land or conversion of forest land to non-forest use?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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(a-e) The project site is in an urbanized area of the City. According to the California Department of Conservation, the project site and surrounding areas are designated as Urban and Built-Up Land, and therefore are not subject to a Williamson Act contract. The project site and surrounding areas are not used or zoned for agricultural, forest, or timberland use. Construction of the project would occur on a parcel completely bordered by urban uses on a previously disturbed site, and would not result in the conversion of farmland, forest land, or timberland uses to non-agricultural or non-forest uses. Therefore, no impacts would occur to the environment from the loss of agricultural and forestry resources.

III. AIR QUALITY:

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

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| Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Would the project:

- a) Conflict with or obstruct implementation of the Ventura County Air Quality Management Plan?

The Ventura County Air Quality Assessment Guidelines (Ref. #3), prepared and released by the Ventura County Air Pollution Control District (VCAPCD), is an advisory document that provides a framework for preparing air quality evaluations for environmental documents required by CEQA. Within the Guidelines, Chapter 4 discusses criteria for determining a project's consistency with the Ventura County Air Quality Management Plan (AQMP) (Ref. #4). Ventura County is currently designated as nonattainment for ozone on a state and federal level. The objective of the Ventura County AQMP is to outline a strategy for achieving attainment status by reducing emissions of chemicals that form ozone that are released by mobile and stationary sources. The analyses of emissions forecasts supporting the AQMP documentation are based on assumptions regarding population growth.

ROC and NOx are emitted by mobile and stationary sources associated with land use development projects. When exposed to sunlight, the photochemical reaction results in formation of smog, including ozone, which is a criteria air pollutant (CAP) regulated under both the National and California Ambient Air Quality Standards. The City of Simi Valley uses VCAPCD's Air Quality Assessment Guidelines' ("VCAPCD Guidelines") recommended significance thresholds for projects proposed in Ventura County. Under these guidelines, projects that generate more than 25 pounds per day (lbs/day) of ROC or NOx are considered to individually and cumulatively jeopardize attainment of the federal O3 standard and thus have a significant adverse impact on air quality.

The City's environmental planner utilized the California Air Resources Board CalEEMod-Version 2016.3.2 air quality analysis program to calculate potential harmful emissions from the construction and operation of the project (Ref. #6). The analysis concluded that the project would potentially generate 3.2 pounds per day of ROC and 4.55 pounds per day of NOx. These quantities do not exceed the thresholds of 25 pounds per day of ROC or NOx.

The VCAPCD's 25 lbs/day emissions thresholds for ROC and NOx do not apply to construction because such emissions are temporary. Nevertheless, for construction impacts, the VCAPCD recommends mitigation if emissions of either pollutant exceed 25 lbs/day. According to the CalEEMod analysis prepared for the project (Ref. #6), construction emissions are estimated at 5.23 lbs/day of ROC and 6.58 lbs/day of NOx, and thus would not exceed the recommended thresholds.

Chapter 4 of the Air Quality Assessment Guidelines states that a project is consistent with the AQMP if the current population does not exceed the AQMP forecasted population for January 1st of the following year. The current population (2019) for Simi Valley is 125,613 based on the United States Census Bureau population estimate. The 2035 forecasted population for the City is 136,700, based on the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy growth forecast (Ref. #7). The population rise between 2019 and 2035 would then be 11,087. However, a hotel use would provide lodging primarily for pass-through visitors and existing Simi Valley residents, and is not expected to contribute to population growth. It is likely that many of the new jobs created would be sourced among the local employment population. Thus, any population increase associated with the proposed land use would be minimal and not lead to exceedance of the population projections for 2035. Therefore, there would be a less than

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significant impact to the environment due to the project conflicting with or obstructing implementation of the Ventura County Air Quality Management Plan.

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

In addition to project-specific thresholds, Section 3.3.1 of the AQMP provides the following criteria for determining the significance of cumulative air quality impacts: "A project with emissions of two pounds per day or greater of ROC or two pounds per day or greater of NOx that is found to be inconsistent with the AQMP will have a significant cumulative adverse air quality impact" (Ref. #4). According to the VCAPCD Guidelines, to be consistent with the AQMP, a project must conform to the local general plan and must not result in or contribute to an exceedance of the County's projected population growth forecast. As discussed above, the potential increase in population generated by the proposed project would be minimal and not significantly contribute to an exceedance of the population projections for 2035. Therefore, the project would not have a significant impact on a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

- c) Expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors are defined by the VCAPCD as "facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses." Examples of sensitive receptors include residences, schools, hospitals, and daycare centers. The project site is bordered on the west by single-family residences, which are considered a sensitive land use per the City of Simi Valley's General Plan.

The project has the potential for project construction to expose off-site sensitive receptors to applicable substantial pollutant concentrations, including fugitive dust and other Toxic Air Contaminants (TACs) such as localized diesel particulate matter (DPM). Given that the proposed land use consists of a hotel operation, project operations would not emit substantive TACs identified by VCAPCD or California Air Resources Board (CARB) recommendations. To address generation of TACs during construction of site improvements, the project would be required to implement any applicable measures relating to fugitive dust, including: regular ground wetting of graded areas; reduction of vehicle speed in unpaved areas; and sweeping of accumulated silt on roadways. In addition, project construction would be temporary in nature. Therefore, the project would not have a significant impact in exposing sensitive receptors to substantial pollutant concentrations.

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

The Ventura County AQMP identifies uses that may require mitigation due to the potential to generate substantial odors. These include: wastewater treatment facilities, sanitary landfills, solid waste transfer stations, composting facilities, asphalt batch plants, painting and coating operations, fiberglass operations, food processing facilities, coffee roasters, commercial charbroiling, feed lots/dairies, petroleum refineries, chemical manufacturing, green waste and recycling operations, wastewater pumping facilities, mushroom farms, petroleum extraction, rendering plants, and metal smelting plants (Ref. #4).

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The proposed project does not involve any of these uses or activities. In addition, the project would be required to comply with VCAPCD Rule 51 (Nuisance), which restricts the exposure of adjacent properties to odor and particulate emissions. Therefore, there is no potential for a significant impact to the environment from the creation of objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES: Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 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 state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

(a-f) The environmental planner performed a site visit to determine the presence of protected species and sensitive habitat on the property. No native habitat, sensitive plants, or endangered wildlife species were observed on the project site. According to the Arborist Report prepared for the project (Ref. #5), a total of five mature Mexican Fan Palms are located within the lot boundaries. Three of the palms will be removed by the project and two will remain. The applicant will be required to obtain a tree removal permit and replace the loss value of the removed trees by upgrading the project landscaping and tree plantings. There are no aquatic resources that would be regulated by any state or federal agencies. The project site is surrounded by urban development and was previously disturbed by construction of the 118 Freeway which borders the property to the north. Freeway development would have removed any natural habitat that may have existed at that time. In addition, the property is not located in an area identified as a wildlife corridor or part of any habitat conservation plan, natural community plan, or any habitat plan adopted by a local, regional, or state agency. Therefore, there is no potential for a significant impact to the environment from an impact on biological resources.

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V. CULTURAL RESOURCES: Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5?
- c) Disturb any human remains, including those interred outside of formal cemeteries?

(a-c) The subject property has been previously disturbed with development of the 118 Freeway bordering the site to the north. These previous ground disturbing activities likely would have destroyed any existing historical/archaeological resources or human remains that may have been present. The property is not listed in the Ventura County Historical Landmarks and Points of Interest (Ref. #10). Therefore, there is a less than significant impact to the environment from a substantial adverse change to historical resources, archaeological resources, or disturbance of human remains. (Also refer to Section XVIII. "Tribal Cultural Resources" of this report for discussion of potential impacts specific to Tribal Cultural Resources.)

VI. ENERGY: Would the project:

- a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

(a-b) The proposed construction would use fossil fuels to operate vehicles and other energy-consuming equipment. However, state regulations would apply regarding idling and proper maintenance of vehicles, and unnecessary consumption of energy during construction.

In addition, as part of the General Plan update, the City adopted a Climate Action Plan (SV-CAP) that identifies energy reduction measures, including a requirement that new development exceed 2008 Title 24 Part 6 Energy Standards by 20 percent, as well as water use reduction measures to reduce water demand by 20 percent. The project will be required to comply with a number of ordinances that implement the goals of the SV-CAP. (Refer to further discussion under Section VIII., "Greenhouse Gas Emissions," of this document.)

Simi Valley has also adopted an Energy Reach Code, which includes energy efficiency performance standards that reach higher than are required by Title 24 minimums. The main focus is on efficiency measures that are simple to achieve and enforce and have the greatest influence on community sustainability. The Reach Code increases energy efficiency requirements for residential and nonresidential structures beyond Title 24, set at 10 and 15 percent, respectively, for new construction and substantial remodels. Chapter 9-39 of the City of Simi Valley Development Code promotes trip reduction and alternative transportation methods (e.g., carpools, vanpools, public transit, bicycles, walking, park-and-ride lots, and improvement in the balance between jobs and housing), flexible work hours, telecommuting, and parking management programs to address traffic increases from new development. The City's Water Conservation Program Ordinance (Ordinance 1142) will reduce water

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

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

VII. GEOLOGY AND SOILS: Would the project:

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

Based on the State of California Alquist-Priolo Earthquake Fault Zoning Map (Ref. #12), 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, there is no evidence that the site would be impacted by surface rupture. Therefore, there is no potential for a significant impact to the environment from direct impact of surface rupture from a known earthquake fault or substantial evidence of a known fault.

- ii) Strong seismic ground shaking?

According to the geotechnical report prepared for the project (Ref. #20), 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 improvements, provided that the geotechnical engineering recommendations included in the report are implemented. Those recommendations will be required by the Department of Public Works prior to 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 report for the property (Ref. #20) indicated that no groundwater was encountered during subsurface exploration, and thus the potential for liquefaction or seismically-induced settlement is not considered a hazard at this site. Therefore, there is no potential for a significant impact to the environment from liquefaction.

- iv) Landslides?

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| Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Based on a site inspection by the environmental planner, the site is not located near any slopes. In addition, the property is not identified by the California Geological Survey as an area subject to landslides as shown on the Seismic Hazard Zones Map (Ref. #12). 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 a hotel structure, outdoor spa, parking areas, driveways, walkways, and landscaping. This will lower the amount of exposed soil that could be eroded. In addition, the project is required to adhere to Section 9-64.030.c (Grading & Erosion Control) of the Simi Valley Municipal Code. The purpose of this code is to prevent siltation, protect off-site property, and prevent soil loss during grading. Therefore, there is a less than significant impact on the environment from substantial soil erosion or loss of topsoil.

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

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

(c-d) The geotechnical study for the property (Ref. #20) evaluated the suitability of the site soils for the proposed improvements. The report states that the site is suitable for the proposed improvements, provided that the geotechnical engineering recommendations included in the report are implemented. Those recommendations will be required by the Department of Public Works prior to the issuance of a grading permit for the project. Therefore, there is a less than significant impact to the environment from liquefaction, lateral spreading, or settlement.

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

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

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

As shown in the Paleontological Sensitivity Map in the City's General Plan EIR Cultural Resources section (Ref. #16), the project site is not within an Area of High Paleontological Sensitivity. As currently proposed, construction of the project would be restricted to areas immediately underlain by younger alluvium, which minimizes the potential for encountering paleontological resources. The site is relatively flat and contains no unique geologic features. Therefore, there is a less than significant impact to the environment from direct or indirect destruction of a unique paleontological resource or site or unique geologic feature.

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VIII. GREENHOUSE GAS EMISSIONS: Would the project:

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

(a-b) The City of Simi Valley relies upon the expert guidance of the Ventura County Air Pollution District (VCAPCD) regarding methodology and thresholds of significance for the evaluation of air quality impacts within Ventura County. Greenhouse Gas (GHG) emissions are air pollutants that are subject to local control by the VCAPCD. As such, the City utilizes VCAPCD guidance in the evaluation of GHG impacts. In September 2011, the Ventura County Air Pollution Control Board requested that VCAPCD staff report back on possible significance thresholds for evaluating GHG impacts of land use projects in Ventura County under CEQA. VCAPCD staff responded to this request by preparing a report entitled "Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County." This report presents a number of options for GHG significance thresholds and summarizes the most prominent approaches and options either adopted or being considered by all other air districts throughout California. Similar to other air districts, VCAPCD is considering a tiered approach with the main components involving consistency with a locally adopted GHG reduction plan followed by a bright-line threshold for land use projects that would capture 90 percent of project GHG emissions. The South Coast Air Quality Management District (SCAQMD) is also considering these strategies for land use projects. The most recent proposal issued in September 2010 included a screening threshold of 3,000 MTCO₂e/year for all non-industrial projects.

For the purpose of evaluating the GHG impacts associated with the subject project, a threshold of 3,000 MTCO₂e/year was used for plan level analyses. This threshold was used since it was developed based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. Per the CalEEMod analysis for the project (Ref. #6), the annual GHG emissions associated with construction of the project are estimated at 176 MTCO₂e/year, and the net GHG emissions for project operations are 722 MTCO₂e/year. Combined, project construction and operational emissions total to less than the SCAQMD screening threshold for non-industrial projects of 3,000 MTCO₂e/year.

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

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respectively, for new construction and substantial remodels. SVMC Chapter 9-39 promotes trip reduction and alternative transportation methods (e.g., carpools, vanpools, public transit, bicycles, walking, park-and-ride lots, and improvements in the balance between jobs and housing), flexible work hours, telecommuting, and parking management programs to address traffic increases from new development. The City is an early adopter of the CALGreen Building Code, which is intended to improve sustainability of the built environment and reduce GHG emissions from new construction. The City's adopting Ordinance 1167 goes further by including a CEC-approved energy reach code, additional landscape water conservation, and increased recycling.

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

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 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 are subject to state and local regulations. The California Building Code restricts the types and amounts of hazardous substances allowed in conventional structures (Ref. #13). Storage of any amount of hazardous materials is also subject to VC Fire Protection District and Ventura County regulations that limit the amount of hazardous materials that can be stored in any given facility in order to ensure public safety is protected. In addition, the proposed hotel use is not expected to involve the transport, storage, or use of significant amounts of hazardous materials. Therefore, there is no potential for a significant impact to the environment from the routine transport, use, disposal or release of hazardous materials.

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

The project site is not listed on the California Environmental Protection Agency, Department of Toxic Substances Control, Envirostor Site Mitigation and Brownfields Reuse Program Database (Ref. #19). Therefore, there is a less than significant impact to the environment from on-site hazardous materials.

- e) For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

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

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

There is direct access to the site from Cochran Street for emergency response organizations and a proposed secondary emergency access will be required by the VC Fire Protection District along the northeast side of the project site through the adjoining commercial property to the east. The property is already included in the City's emergency response and evacuation plan, and the proposed development will not affect existing procedures. Therefore, there is no potential for a significant impact to the environment from interference with an adopted emergency response or evacuation plan.

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

The 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. #15: Figure S-2, pg. 8-9) or the CAL FIRE-recommended Very High Fire Hazard Severity Zone Map (Ref. #40). The site is located on the valley floor, surrounded on all sides by existing urban development, including the 118 Freeway on the north, and is approximately one-half mile south from any wildfire hazard area. However, the project will be required to comply with VC Fire Protection District Form #126 standards prior to obtaining any building permits for the site. Therefore, there is a less than significant impact to the environment from exposure of people or structures to wildland fires.

X. HYDROLOGY AND WATER QUALITY: Would the project:

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

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

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

The project site does not serve as a primary area of groundwater recharge and would receive its domestic water supply from the existing distribution system. The project does not propose

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to use a well or groundwater from the site. Therefore, there is no potential for a significant impact to the environment from depleting groundwater supplies or interfering substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on or off-site?

The property is surrounded by existing improvements. Since on-site drainage will be directed to an underground storm drain system, and there would be very little exposed soil remaining 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 on or off-site.

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

The City requires projects to provide a minimum of 1,100 cubic feet of detention per acre of developed area. According to the Site Drainage/Hydrology Report (Ref. #38), the project will provide a stormwater detention basin on site. The basin will provide an excess of the City's requirements of 1,100 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.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or?

iv. Impede or redirect flood flows?

(iii-iv) The State NPDES MS4 permit requires all new development to treat the "first flush" of all storms. Captured storm flows will be pretreated prior to the water leaving the site. Therefore, there is a less than significant impact on the environment from substantially increasing the rate or amount of surface runoff, exceeding the capacity of stormwater drainage systems, or increasing polluted runoff.

After development, the site will drain into an on-site storm drain system. On-site detention will reduce peak flow to the 10-year undeveloped flow rate. According to the Drainage Study (Ref. #38), the project will meet the City's detention requirement. 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.

v. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project site is not located within a 100-year flood hazard area (Ref. #23). The site is also not located near a large body of water that would produce seiches (seismically induced waves) or in a tsunami inundation area. Therefore, there is no potential for a

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significant impact to the environment from a release of pollutants due to project inundation.

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

The project will meet the conditions of the City's National Pollutant Discharge Elimination System (NPDES) permit, as well as the requirements of the latest Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) to ensure the final site design meets the Stormwater Quality Design Flow established by Ventura County. The project will include drainage features to clean runoff as required by the applicable NPDES permit. 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.

XI. LAND USE AND PLANNING: Would the project:

- a) Physically divide an established community?
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

(a-b) Based on a review of the current General Plan, it has been determined that the project is consistent with the goals, policies, and implementation measures adopted for avoiding or mitigating an environmental effect. The project complies with thresholds related to biological resources, stormwater runoff, air quality, noise, and traffic generation, and is compatible with adjacent land uses. The proposed land use complies with the applicable Development Standards in the Simi Valley Municipal Code (SVMC) for the Commercial Office (CO) zone regarding setbacks, height, and landscaping, and meets the objectives of the General Commercial Land Use designation in the General Plan.

However, the total parking spaces proposed are less than the SVMC minimum required for hotels. Currently the SVMC requires one space per guest room, in addition to spaces required for eating areas, conference room seating areas, and employee parking. The required parking for the project, per the current SVMC 9-34.060, would be 101 spaces. The applicant is requesting a Zone Text Amendment to reduce the parking requirements for hotels/motels Citywide to a ratio of 0.75 spaces per guest room versus one space per guest room. The other parking requirements related to eating/seating areas and employees would remain unchanged. Accordingly, a total of 77 parking spaces would be required for the proposed 98-room hotel (73.5 required for 98 rooms plus 3.33 spaces for 10 employees), and the applicant is proposing a total of 79.

To support this request, the applicant provided a Parking Analysis and Study (Ref. #8) that analyzed the parking ratios (parking spaces and occupied rooms) observed at two comparable hotels in Simi Valley on two separate dates. The studies indicated an average parking ratio of 0.68 spaces per guest room. To further support their request for the Zone Text Amendment, the applicant also provided a summary of their experience running similar sized hotels in Florida and Texas since 2010, which included the following relevant points:

- 100% occupancy generally translates to a 65% occupancy of the parking lot;
- Many guests are family or friend groups sharing vehicles;

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- Hotels in this segment have group reservations that utilize shared vehicles like tour buses;
- Simi Valley is a suburban market instead of a resort or destination place where guests leave their vehicles parked at the hotel;
- There is an increase in the use of rideshare services especially with millennials; and
- Corporate travelers generally travel together due to company budgeting or fixed per diem amounts.

Thus, the City has determined that the applicant’s study, as well as the summary of experiences with their other hotels that indicate an increase in ride sharing and decline of car rentals, demonstrate reasonable evidence for the requested Citywide Zone Text Amendment for a reduction in the parking ratio for hotel/motel rooms. Therefore, there is a less than significant impact on the environment from physically dividing an established community or conflicting with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 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) 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 the alluvial sediments that make up the soil onsite aside from sand and gravel for concrete aggregate (Ref. #27, Pgs. 27 & 28).

The project is located outside the area delineated as the Simi Oil Field on the California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map (Ref. #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. #29). Locally important mineral resources have been mapped by the State and included in the City’s General Plan Land Use Element. The project is located outside the area identified as a natural resource area on the Land Use Map for the City’s General Plan. Therefore, there is no potential for a significant impact to the environment from the loss of availability of a regionally, statewide, or locally important mineral resource.

XIII. NOISE: Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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The project site is located adjacent to residences, considered a noise sensitive land use per the City’s General Plan, along its western boundary. Hotels are not known to be a land use that produces significant exterior noise. Noise from the hotel would be mostly self-contained. In addition, this type of use does not involve manufacturing, processing, or generation of large amounts of traffic which could produce a substantial increase in ambient noise. The project site and its surroundings are also adjacent to the 118 Freeway, which is a significant contributor to ambient noise levels.

There could be noise levels associated with temporary construction activities in excess of established General Plan maximums; however, per the Simi Valley Municipal Code (SVMC), noise generated by construction is not considered a significant impact providing activities take place between the hours of 7:00 am to 7:00 pm.

There is expected to be periodic noise generated by activities within the proposed parking areas, but this would not cause a substantial increase in ambient noise levels. However, the residents will be buffered from the parking areas by an existing six-foot high wall and a minimum 10-foot wide landscaped area containing 16 larger-scale 48-inch box size trees along the project’s western boundary, all of which would help buffer the noise associated with the parking of vehicles.

The building itself has been located further away from the western property line compared to the original CUP approval. The closest wall of the hotel structure is approximately 50 feet in length and is set back nearly 70 feet from the western property line, with the remaining structure set back close to 100 feet. The spa and trash enclosure areas are proposed on the south side of the hotel and are shielded from the residences by the hotel building itself.

The project site activities would also be subject to SVMC Chapter 16 - “Noise,” which regulates all forms of nuisance noise. SVMC Section 5-16.02(a) in particular prohibits “any loud, unnecessary or unusual noise which disturbs the peace or quiet, or which causes discomfort or annoyance to a reasonable person of normal sensitiveness in an adjacent residence or business affected by the noise” as an unlawful noise. This Chapter of the SVMC is enforced by the Simi Valley Police Department based on complaints received. Therefore, there is a less than significant impact to the environment resulting from the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

Operation of the hotel is not expected to generate any groundborne vibration or groundborne noise levels. Like construction-related noise generation, construction activities associated with the project could create temporary groundborne vibration on and adjacent to the project site. The City of Simi Valley has not adopted vibration guidelines or standards, either as part of the General Plan or SVMC. However, construction activities are only allowed during daytime hours (7:00 am to 7:00 pm) in compliance with SVMC Section 5-16.02(i), which would avoid sleep disruption. Construction vibration would be detectable at the nearest residences but would not be expected to result in a significant impact as they are temporary in nature. Therefore, there is a less than significant impact to the environment from the generation of excessive groundborne vibration or groundborne noise levels.

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- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

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

XIV. POPULATION AND HOUSING: Would the project:

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

The proposal is located in an urbanized area of the City. It would not add any new public infrastructure, and there is no need for additional public roads, utilities, or other public infrastructure for the project site. A hotel use will provide temporary lodging for visitors and existing Simi Valley residents, and thus is not expected to contribute to population growth. In addition, it is likely that many of the new employees would be primarily sourced among the local employment population. Thus, any population increase associated with the proposed land use would be minimal. Therefore, there is a less than significant impact to the environment from substantial population growth in the area.

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

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

XV. PUBLIC SERVICES:

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

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

The property is located approximately one mile from VC Fire Protection District Station Number 41, located at 1910 Church Street in Simi Valley. Due to the existing streets, short distance, and level topography from the station to the site, the VC Fire Protection District can meet their standard response time of arriving in five minutes by traveling 30 miles per hour. In addition, the applicant will install automatic fire sprinklers throughout the building that meet VCFPD requirements.

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

The need for public facilities is based on the demand generated by the population. Since the project is not expected to result in a significant population increase, there would be a less than significant impact on public services or facilities, including fire protection, police protection, schools, parks or recreational facilities.

Therefore, there is no potential for a significant impact to the environment from substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

XVI. RECREATION:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

(a-b) Existing park facilities would be able to accommodate any increase in park use generated by this project. No new community recreational facilities or expansion of existing community facilities are required as a result of this project. Therefore, there is no potential for a significant impact to the environment from an impact on recreation.

XVII. TRANSPORTATION/TRAFFIC: Would the project:

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

The City Traffic Engineer has reviewed the Trip Generation Memorandum prepared for the project (Rev. #39) and confirmed that the project as currently proposed is in substantial conformance with the conclusions of the Traffic Study approved for the original project. The City's Traffic Engineering Division has also determined that the project would not affect any public transit or bicycle facilities. Therefore, there is no potential for a significant impact to the environment from a conflict with adopted policies, plans, or programs addressing the circulation system.

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

Beginning July 1, 2020, CEQA analysis for determining potential significant transportation impacts from vehicles transitioned from an automobile delay or capacity measure to a Vehicle Miles Traveled (VMT) metric in evaluating a project's environmental impacts under CEQA as required by Senate Bill (SB) 743. Traffic Impact Studies using methodologies and determination based on measures of vehicle delay or congestion are no longer applicable for CEQA transportation analysis. CEQA Guidelines Section 15064.3 establishes VMT as the most appropriate measure of transportation impacts, shifting away from the level of service analysis that evaluated a project's impacts on traffic conditions on nearby roadways and at intersections.

The State Office of Planning and Research (OPR) Technical Advisory identified project conditions to be reviewed at the CEQA Checklist stage to determine if a project can be presumed to have a less than significant CEQA transportation impact or if further analysis is required. CEQA Lead Agencies, such as the City, would have discretion to approve a project applicant's conditions for a presumption of less than significant transportation impacts. The City's screening criteria to determine if projects may be exempt from a VMT Analysis includes, but is not limited to, projects that generate fewer than 110 trips per day (net) as calculated using Trip Generation.

The Trip Generation Assessment prepared for this project (Ref. #39) calculated that the proposed modifications to create a 98-room hotel would generate 874 average daily trips. This equates to a net 32 additional daily trips that were calculated for the previously approved hotel at 842 trips. Since the net trips per day generated by this modified project are less than 110, the City's Traffic Engineer has determined that the proposed project is exempt from the City's Screening Criteria for a VMT Analysis. Therefore, this project would have a less than significant impact on the environment due to a conflict or inconsistency with CEQA Guidelines Section 15064.3, subdivision (b).

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

SVMC Section 9-34.090 has specific design requirements for new access drives. These include minimum standards for width, grade, angle, surface, and clearance. The City of Simi Valley Department of Public Works, Department of Environmental Services, and the VC Fire Protection District have reviewed the proposed improvements 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. However, the project is not proposing any alterations to the existing access driveways or surrounding roadways. Therefore, there is no potential for a significant impact to the environment from a substantial increase in hazards due to a design feature.

d) Result in inadequate emergency access?

Access to the site will be from Cochran Street via a private easement across the property at 2585 Cochran Street where an existing restaurant/commercial building is located. A proposed secondary emergency access will be required by the VCFPD located east of the site. The City's Traffic Engineering Division has determined the existing access design complies with SVMC Section 9-34.090, which ensures adequate and safe access onto a public right-of-way.

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Therefore, there is no potential for a significant impact to the environment from inadequate access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or

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- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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(a-b) The project site is vacant and undeveloped but has been previously disturbed as part of the surrounding development and construction of the 118 Freeway. Consequently, it is unlikely that any significant tribal cultural resource would remain on the site. However, to comply with State laws SB18 and AB52, the City invited local interested tribes to consult on the project. None of the affected tribes requested consultation, thus no further consultation is required by law. In addition, the property is not listed in the Ventura County Historical Landmarks and Points of Interest (Ref. #10) or in any other register of historical resources. Therefore, and there is a less than significant impact to the environment from a substantial adverse change in the significance of historical or tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

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The Golden State Water Company (Golden State) supplies water to the project area, and in turn, receives its water supply from the Calleguas Municipal Water Agency (Calleguas) (a member agency of the Metropolitan Water District of Southern California). The total water supply for the areas of the City served by Golden State in 2020 is expected to be 7,601 acre-feet per year (afy) (Ref. #41). Calculated at 222 gallons per day per hotel unit in accordance with the City's Water Standards Section 2, Table 2-1a, the equivalent 24.37-afy water demand for the proposed project would be less than 0.01 percent of the total water supply. Golden State has indicated that water supply is adequate for project demands. The applicant will be required to obtain a will-serve letter from Golden State in order to move forward with the project.

Wastewater from the development would be collected by the existing sewer system and treated at the City's wastewater treatment facility. The City's Department of Public Works

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has reviewed the proposal and determined that no additional water or wastewater treatment facilities are required. Based on this information, the project would not generate sewage that exceeds the limits of the City’s Wastewater Treatment Plant.

Electricity is provided to the project site by Southern California Edison (SCE), and natural gas is provided by SoCal Gas. Telecommunications are generally available in the project area, and facility upgrades would not be necessary due to the proposed site improvements. Therefore, there is a less than significant impact on the environment from the project requiring or resulting in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
-

Calleguas supplies most of the area’s water. It also extracts groundwater for treatment and use as potable water and for use as untreated nonpotable water, and purveys recycled water. New or expanded entitlements of water supplies are not needed for this project.

Calleguas’ most recent Urban Water Management Plan forecasts a demand of 27,975 acre-feet per year (AFY) in 2035, which is essentially the build-out demand under the current City of Simi Valley and County of Ventura 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 Golden State, 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.

Therefore, there is a less than significant impact to the environment due to insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?
-

Wastewater from the project is collected by the existing sewer system, and treated at the City’s wastewater treatment facility. Based on a calculation by the City of Simi Valley Department of Public Works, equivalent dwelling units (EDU) produce 275 gallons of sewage per day. Hotel uses are considered to produce 0.33 EDUs per unit (without kitchen). Based on this, the 98-room facility would produce 26,950 gallons of sewage per day. The City’s Department of Public Works has reviewed the proposal and determined that no additional water or wastewater treatment facilities are required. Therefore, there is a less than significant impact to the environment due to inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
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- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

(d-e) The Simi Valley Landfill and Recycling Center (SVLRC) would serve the proposed project. The SVLRC has a capacity of 123.1 million cubic yards of waste. Based on the maximum permitted disposal rate of 6,000 tons per day, seven days per week, 358 days per year, the site could operate until 2051 (Ref. #34). To comply with AB 939, the City has achieved a landfill diversion rate of at least 50 percent of its annual solid waste. 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.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

(a-d) The project site is not identified as a potential wildfire hazard area as shown on the Fire Hazard Map in the City's Valley General Plan (Ref. #15: Figure S-2, pg. 8-9) or the CAL FIRE-recommended Very High Fire Hazard Severity Zone Map (Ref. #40). The site is located on the valley floor, surrounded by existing urban development, including the 118 Freeway on the north side, and is approximately one-half mile south of any identified wildfire hazard area. However, the project will still be required to comply with VC Fire Protection District Form #126 standards prior to obtaining any building permits for the site. In addition, the applicant will install automatic fire sprinklers throughout the building that meet VCFPD requirements. Therefore, there is a less than significant impact to the environment from exposure of people or structures to wildland fires.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

Based on the answers to Sections V. (Cultural Resources) and XVIII. (Tribal Cultural Resources), there are no historic structures on site, and because the site was previously disturbed, no historical or cultural resources are likely to remain on the site. Therefore, the project will have no impact on the environment from degradation of the quality of the environment, substantial reduction of habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reduction in the number or restriction of the range of an endangered, rare, or threatened species or elimination of important examples of the major periods of California history or prehistory.

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

Based on the answers to Section III. (Air Quality), according to the Ventura County Air Pollution Control District (VCACPD) 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 VCAPCD (Ref. #3: Pg. 4-6, Sec. 4.2.3.1), consistency with the AQMP can be determined by comparing the current population in the City with the population forecasted by the South Coast Association of Governments (SCAG). If the current estimated population of the City is below the available forecasted population, the project is determined to be consistent with the AQMP. Since the current population of Simi Valley (125,613) plus the minimal projected growth from this project is less than the SCAG population forecast of 136,700 for the year 2035, the proposed project is consistent with the AQMP. Therefore, there is a less than significant cumulative impact on air quality.

Based on the answers to Section XVII. (Transportation and Traffic), since the net trips generated by this project are less than 110 per day, the City's Traffic Engineer has determined that the proposed project is exempt from the City's Screening Criteria for a VMT Analysis. The Traffic Engineer also determined that the project would not affect existing streets or intersections. Therefore, there is a less than significant cumulative impact on traffic and transportation.

Based on the answers to Section X. (Hydrology and Water Quality), every project, including this development, is required to comply with the Countywide National Pollution Distribution Elimination System (NPDES) Permit. This includes submitting stormwater drainage designs that comply with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) and calculating the Stormwater Quality Design Flow and Volume to determine the total amount and flow volume of water the design is required to clean. Compliance with these requirements ensures that each project filters the required amount of stormwater contributed to the public drainage system and countywide pollutant concentrations comply

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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 AQMP, the NPDES Permit, and the City's VMT thresholds at buildout of the current General Plan, there is a less than significant impact to the environment from impacts that are individually limited but cumulatively considerable.

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

Significant impacts to air quality and hydrology, and significant impacts from hazardous materials, geologic conditions, and noise have the potential to cause substantial adverse effects on human beings. Based on the answers to Section III. (Air Quality), the project would not have a significant impact due to pollution, inconsistency with the AQMP, or exposure of sensitive receptors to significant pollution concentrations or odors. Based on the answers to Section X. (Hydrology and Water Quality), the project would not have a significant impact due to erosion, flooding, or polluted runoff. Based on the answers to Section IX. (Hazards and Hazardous Materials), 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 VII. (Geology and Soils), the project would not have a significant impact due to surface rupture, seismic ground failure, or landslides. Based on the answers to Section XIII. (Noise), the project would not have a significant impact on the environment due to the exposure of sensitive receptors to noise levels in excess of standards established in the General Plan, or a substantial temporary or periodic increase in ambient noise levels. Therefore, there is a less than significant impact to the environment from effects which will cause direct or indirect substantial adverse effects on human beings.

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

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| Case Planner: | Naren Gunasekera |
| Environmental Planner: | Monica Dionne |
| Project Engineer: | Steve Benjamin |
| Traffic Engineer: | Justin Link |