

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

1. Project Title: CUP-S-778
2. Lead Agency Name and Address: City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063
3. Contact Person and Phone Number: Cynthia Sabatini, 805-583-6776
4. Project Location: South of West Los Angeles Avenue,
approximately 4,500 feet west of Madera Road,
adjacent to 240 West Los Angeles Avenue
Simi Valley, CA 93065
5. Project Sponsor' Name and Address: Pre-Con Products
David Zarraonandia
P.O. Box 940669
240 West Los Angeles Avenue
Simi Valley, CA 93094
6. General Plan Designation: Industrial
7. Zoning: GI (SB) General Industrial (SB overlay)
8. Description of Project:

The project proposal will authorize and construct an outdoor storage yard for recycled concrete and concrete products on a 6.6-acre parcel located on the south side of West Los Angeles Avenue approximately 4,500 feet west of Madera Road. The project site is associated with the main Pre-Con Products concrete products manufacturing plant located adjacent to the site at 240 West Los Angeles Avenue, and the project will be an accessory use to the main manufacturing facility. The project includes the grading and filling of the site, preservation of a majority of existing oak trees on the site, installation of underground drainage facilities to replace an existing surface drainage channel, *with provision of a landscaped escape route for wildlife to minimize potential disturbance to movement under Los Angeles Avenue*, grading and re-vegetation of a large slope adjacent to the Arroyo Simi, dedication of a 20-foot-wide trail easement to the Rancho Simi Recreation and Park District, and paving both for a gated driveway connection to West Los Angeles Avenue and for an internal access to connect the site to the main Pre-Con Products operation. The site is currently in use by Pre-Con Products, Inc. for concrete product storage and the project is undertaken as a Municipal Code compliance effort, which will result in an improved site operation that would have lesser environmental impacts than the present condition.

9. Surrounding Land Uses and Setting:

The project site, which is part of a three-parcel complex for Pre-Con Products located at 240 West Los Angeles Avenue, is currently in use by Pre-Con for overflow concrete products storage and recycling, with storage of materials occurring in random fashion over the site. Unpaved driveways connect the site to the operations of the Pre-Con

concrete manufacturing facility. There are a number of large, old coast live oaks on the site, clustered along the northern property boundary and West Los Angeles Avenue. The oaks often have concrete products and other materials stored underneath their driplines, and most have had some grading activity or other ground disturbance within the driplines of the trees. The site gradually slopes down to the banks of the Arroyo Simi along the southern boundary of the parcel, although material storage does not currently extend that far.

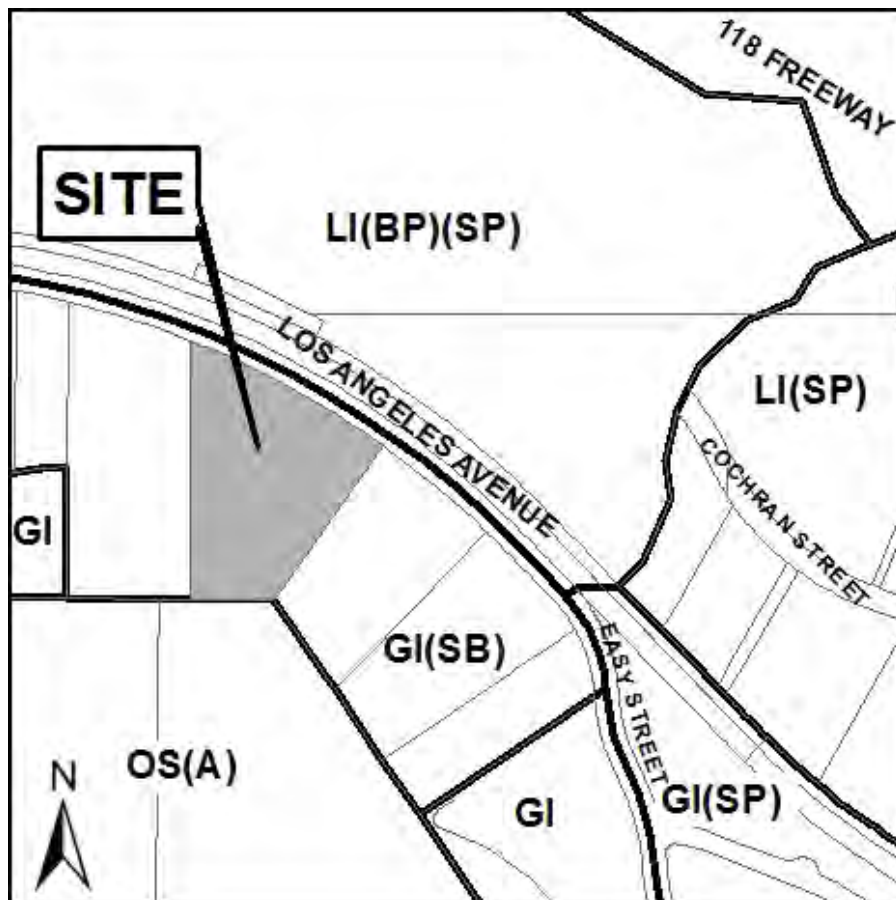
West Los Angeles Avenue borders the project site to the north, with the Union Pacific rail line directly to the north of West Los Angeles Avenue. Beyond the railroad, a large undeveloped parcel that includes steep slopes and ravines leads to the 118 Freeway. The parcel is zoned for industrial use. Adjacent to the west of the project site, is a property that is currently in use for household recycling collection and that is approved for the operation of a concrete batch plant. That approved project includes substantial removal of unauthorized fill, re-grading to natural contours and re-vegetation of the southern third of that site to provide a natural buffer between the recently approved batch plant and the Arroyo Simi. For the current project site, the Arroyo Simi borders the site to the south, adjacent to open space parcels owned by the Rancho Simi Recreation and Park District, the current project proposes to connect grading in this area to the grading design for the property to the west. Adjacent to the east of the project site is the main Pre-Con Products concrete manufacturing facility, which will be connected to the project site by an internal paved driveway access. The project includes grading and re-vegetation of a small portion of the Pre-Con Products parcel adjacent to the east, in order to transition the re-vegetation activity from the project site to the remainder of the Pre-Con site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
 - Ventura County Watershed Protection District
 - U.S. Army Corps of Engineers
 - California Department of Fish and Wildlife
 - California Regional Water Quality Control Board
11. Date Deemed Complete/Ready to Process: November 15, 2016
12. A site inspection was performed on:
Date: November 16, 2016 By: Cynthia Sabatini, 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>YES</u>	Biological Study
<u>YES</u>	Rare, Threatened and Endangered Species Survey
<u>YES</u>	Wetlands Delineation Study
<u>NO</u>	Archaeological Study
<u>NO</u>	Historical Study
<u>NO</u>	Other (List) _____

14. Location Map

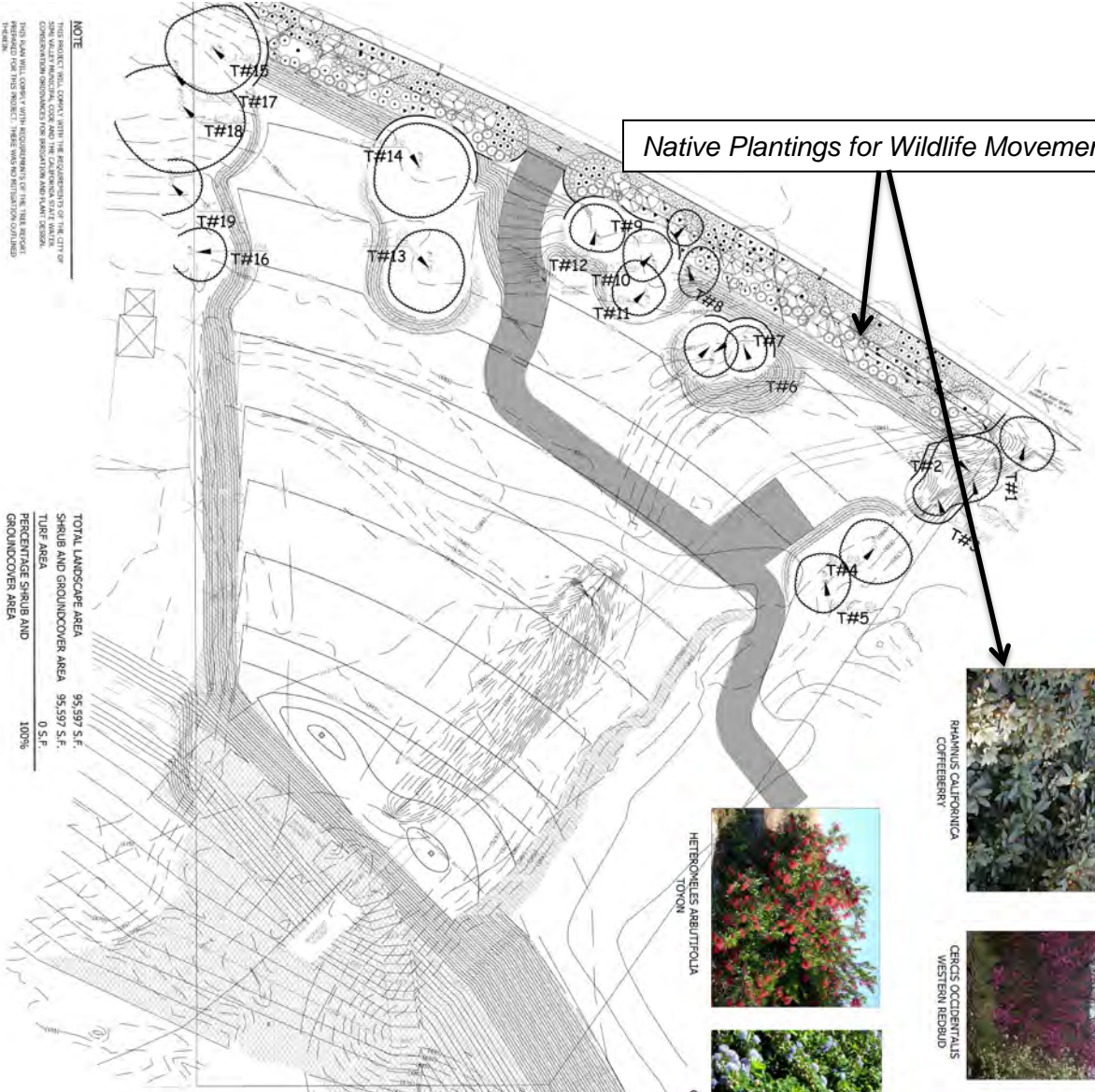


15. Aerial Photograph





Native Plantings for Wildlife Movement Area



NOTE
 THIS PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF
 SAN DIEGO'S LANDSCAPE ARCHITECTURE AND PLANTING STANDARDS
 AND THE CALIFORNIA STATE WATER
 CONSERVATION REQUIREMENTS FOR IRRIGATION AND PLANTING DESIGN.
 THIS PLAN WILL COMPLY WITH REQUIREMENTS OF THE TREE RESERVE
 PROGRAM FOR THIS PROJECT. THERE ARE NO OTHERS CONTAINED
 THEREIN.

TOTAL LANDSCAPE AREA 95,597 S.F.
 SHRUB AND GROUNDCOVER AREA 95,597 S.F.
 TREE AREA 0 S.F.
 PERCENTAGE SHRUB AND GROUNDCOVER AREA 100%



RAMNUS CALIFORNICA
COTTEBERNY



CERCIS OCCIDENTALIS
WESTERN REDBUD



QUERCUS AGRIFOLIA
COAST LIVE OAK



COASTAL SAGE SCRUB ON INTERIOR SLOPES



HETEROMELES ARBUTIFOLIA
TOYON



CEANOTHUS G. ANCHOR BAY
CALIFORNIA LILAC



BACCHARIS PILULARIS
DWARF COYOTE BUSH



SALVIA APIANA
WHITE SAGE



SALVIA CLEVELANDII
CLEVELAND SAGE

PLANT SCHEDULE

SYMBOL	PLANT NAME / COMMON NAME	SIZE	QTY
(Symbol)	QUERCUS AGRIFOLIA (COAST LIVE OAK)	18" DIA.	1
(Symbol)	QUERCUS AGROPHYLLA (COAST LIVE OAK)	24" DIA.	1
(Symbol)	CEANOTHUS G. ANCHOR BAY (CALIFORNIA LILAC)	18" DIA.	1
(Symbol)	BACCHARIS PILULARIS (DWARF COYOTE BUSH)	18" DIA.	1
(Symbol)	SALVIA CLEVELANDII (CLEVELAND SAGE)	18" DIA.	1
(Symbol)	SALVIA APIANA (WHITE SAGE)	18" DIA.	1
(Symbol)	HETEROMELES ARBUTIFOLIA (TOYON)	18" DIA.	1
(Symbol)	RAMNUS CALIFORNICA (COTTEBERNY)	18" DIA.	1
(Symbol)	CERCIS OCCIDENTALIS (WESTERN REDBUD)	18" DIA.	1

1-N

LANDMARK DESIGN

Landscape Architecture
 1627 W. PULASKI AVE. SUITE 200
 SAN ANTONIO, TEXAS 78207
 TEL: 214.343.2222
 WWW.LANDMARKDESIGN.COM



CLIENT
 THE COMMONS
 2500 VALLEY VIEW BLVD.
 SAN VALLEY, CA 92086
 951.272.8811

PROJECT
 THE COMMONS
 2500 W. LOS ANGELES AVE.
 SAN VALLEY, CA 92086
 951.272.8811

PROJECT NUMBER
 44601

DATE
 06/01/15

REVISIONS

DRAWN - CHECKED

SHEET TITLE
 LANDSCAPE CONCEPT PLAN

SCALE
 1" = 30'-0"

DATE
 06/01/15

SHEET NUMBER
 1-N

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

DETERMINATION:

On the basis of this initial evaluation:

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

8/7/2017
Date



Cynthia Sabatini, Associate Planner
Department of Environmental Services

Approved:

8/7/17
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
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I. AESTHETICS. Would the project:

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

(a-c) The project site does not currently serve as a view corridor that could provide scenic vistas. The site is not located within or nearby a designated scenic highway or other designated protected viewshed. There are no rock outcroppings on the site, visible from the site, or in the vicinity. The project will preserve existing oak trees along West Los Angeles Avenue. The project will remove two oak trees on the site; however, these trees are dead or dying and will not be noticed from the street. Based on the foregoing, the project will not result in a potentially significant impact on scenic vistas or resources.

The project will result in an improved visual character of the site. A temporary chain link fence that runs the length of the property frontage, and the weeds growing around that fence, will be removed and replaced with a new eight-foot-tall slump-stone wall and ornamental landscape. The oaks near the frontage will be protected and maintained to improve their appearance. Therefore, the project will have no potential for a significant impact on the environment by substantially degrading the existing visual character of the site and surroundings.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 does not include any on-site lighting as it is not required for land uses that operate only during daylight hours. The project will underground the existing overhead power line as a condition of approval, and maintain the existing street lighting.

II. AIR QUALITY:

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

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the Ventura County Air Quality Management Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

The emissions from the proposed project were estimated using the California Emission Estimator Model (CalEEMod.2016.3.1) modeling software to determine pounds per day of ROG and NOx that would be emitted by the project. Based on square footage and type of land use, the project would generate approximately 1.424 pounds per day of ROG and 2.504 pounds per day of NOx. These quantities are well below the City’s individual project emissions threshold of 25 pounds per day of ROG or NOx. The NOx emissions exceed the two-pounds-per-day threshold for cumulative impacts established in Section 3.3.1 of the Guidelines; a determination of consistency with the AQMP is warranted. The current population of the Simi Valley Growth area is 129,272, which is less than the 2015 forecasted population of 135,828 (Ref #29: Measure N, Managed Growth Plan). Based on the findings in the Air Quality Assessment Guidelines regarding population, land use, and location, the project is consistent with the AQMP, and so would not have a significant cumulative impact on air quality (Ref. #3: Pg. 4-5, Sec. 4.2.3.1). Consequently, the project would have a less than significant impact to the environment from a conflict with the Ventura County Air Quality Management Plan, Section 3.3, or from a cumulative impact on air quality Section 4.2.

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?

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Ventura County currently has State and Federal non-attainment status for both ozone and particulate matter. The proposed facility is listed by VCAPCD as a stationary source of particulate matter pollution, and a new source permit is required to operate such a facility. The District integrates state and federal requirements for new source review into its Authority to Construct process. After construction is completed, but before operation begins, operators are required to obtain a "Permit to Operate" to demonstrate that the facility is complying with all applicable VCAPCD rules. District staff issues a "Permit to Operate" with enforceable permit conditions to ensure continuing rule compliance. To ensure that these steps are followed, the Applicant has agreed to the following mitigation measure:

- Prior to issuance of grading permit or within 30 days of project approval, whichever occurs first, the Applicant must provide a copy of a "Permit to Operate" for the project, issued by the Ventura County Air Pollution Control District, to the Deputy Director/City Planner. Alternatively, the Applicant may provide documentation of exemption from VCAPCD for this facility.

With incorporation of this mitigation measure, the project will have no potential for a significant impact on the environment by creating a cumulatively considerable increase of the non-attainment criteria pollutants that could be generated by the operation of the project.

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

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

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

The project site is in an area containing existing or developing industrial and office uses, with the nearest residences and other sensitive receptors located over one mile away. The project itself will not generate substantial concentrations of pollution, and the proposed concrete batch plant facility is not a facility that is identified as a potential source of odors by the VCAPCD. Therefore, construction and operation of this project would not result in a potentially significant impact from objectionable odors affecting a substantial number of people.

III. BIOLOGICAL RESOURCES: Would the project:

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

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

(a-b) Riparian and other vegetative habitat that could support sensitive species is present in the ephemeral drainage channel on the project site and directly adjacent to the site in the Arroyo Simi. An assessment of the biological resources on the site and in the vicinity (Ref. #38: Biological Resource Assessment for the PRE-CON Products Site, Simi Valley, December 24, 2015) determined that part of the project could potentially affect the drainage channel riparian area, the riparian habitat in the Arroyo Simi, and the sensitive species that may occur there. The project includes removal of the ephemeral channel and construction of an underground drainage system that will discharge to the Arroyo Simi, and grading and fill placement for the south facing slope of the site to form a natural buffer between the project site and the Arroyo Simi (see Ref. #35: Site Plan, Ref. #36: Landscape Concept Plan). These activities will result in temporary and permanent impacts to riparian vegetation and habitat, and potentially affect sensitive species, but will eventually result in an improved habitat value of the site. To reduce these impacts to less than significant levels, the applicant has agreed to the following mitigation measures:

- Prior to issuance of grading permit, directed surveys must be performed at the appropriate time of the year to establish the presence or absence on the project site, and within 100 feet of any construction activity, of the five possible sensitive species occurring locally: western spadefoot toad, two-striped garter snake, coastal whiptail, coast horned lizard, and western pond turtle. Applicant must document sensitive species observed during the directed surveys and must take actions as directed by Applicant's biologist to avoid impacts to threatened or endangered species. The Applicant must provide the consultant contract for the directed surveys to the Deputy Director/City Planner for review and approval. Applicant must provide copies of survey results to the Deputy Director/City Planner prior to issuance of grading permit.
- No less than one week prior to the initiation of any grading and during initial grubbing and topsoil salvage for the project, Applicant must capture and relocate observed reptiles, amphibians, and mammals within the impact area. Such wildlife must be relocated to preserved areas of the property when appropriate or to nearby (in the same watershed) permanent open space areas. The Applicant must provide the consultant contract for the pre-construction salvage activity to the Deputy Director/City Planner for review and approval prior to the start of any site clearing, grubbing, or topsoil salvage.
- If possible, Applicant must schedule all clearing and grubbing for the project to avoid the January 15 to August 15 nesting season of birds protected by the Migratory Bird Treaty Act. If clearing and grubbing is scheduled during the nesting bird season, the Applicant must complete a pre-construction survey for nesting birds to be conducted by a qualified biologist with at least two years of experience carrying out field surveys for breeding and nesting birds in Southern California. The Applicant must schedule construction activity so that no more than seven days elapse between the pre-

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

- If possible, Applicant must avoid any construction activities within 500 feet of the Arroyo Simi during the least Bell's vireo (LBV) breeding season (April 10 to July 31). If such activities cannot be avoided, Applicant must complete a focused presence/absence survey in accordance with USFWS protocols. Such surveys must be conducted by a permitted biologist no more than seven days prior to initiation of construction activities. The Applicant must submit the results of this survey and any subsequent surveys to the Deputy Director/City Planner within five days of survey completion and prior to the start of any construction activity in the area of the survey. If the construction start is delayed, then additional pre-construction surveys must be conducted so that no more than seven days elapse between the survey and the start of any construction activity. If LBV is present within 500 feet of construction activity, all activities must cease and Applicant must contact USFWS and CDFW to develop approved impact reduction strategies. The Applicant must provide the consultant contract for the pre-construction survey and monitoring to the Deputy Director/City Planner for review and approval prior to the start of any site clearing or other construction activity.

- Applicant must restrict construction vehicle traffic, routes, and trips to a minimum number within and adjacent to riparian areas. Earth-moving equipment shall be confined to the narrowest possible corridor during creation of slope areas, construction of riprap out fall and other off-site grading. Earth-moving and other construction equipment shall be confined to the approved Project footprint and shall not operate or maneuver in areas outside the Project footprint. The entire edge of grading shall be fenced with brightly colored "snow fence" or similar material to alert equipment operators of the grading limits. All vehicle access shall be via areas within the impact zone. No temporary access roads shall be made through portions of the site that shall be preserved as natural open space. All vehicle routes shall be shown on construction drawings for review by the Deputy Director/City Planner prior to issuance of grading permit.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the inclusion of these mitigation measures, the project will not result in a significant impact to sensitive species or habitat.

- 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?

A Jurisdictional Waters Delineation was completed for the project site (Ref. # 38: Biological Resource Assessment, Figure 4). The report concluded that the project has the potential to significantly affect U.S. Army Corps of Engineers Waters of the United States, waters within the jurisdiction of the California Department of Fish and Wildlife, and California Regional Water Quality Control Board Waters of the State. In addition, a Conceptual Restoration Mitigation Plan (Ref. # 39) was prepared that provides an implementation approach and areas of wetland restoration. To reduce potential impacts to less than significant levels, the applicant has agreed to the following mitigation measure:

- Prior to issuance of grading permit for the project, Applicant must provide the Deputy Director/City Planner with copies of all notifications, operating letters, Streambed Alteration Agreements and/or 404 and 401 permits issued by the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and California Regional Water Quality Control Board for all activities affecting the agencies' jurisdictional areas.
- Prior to issuance of grading permit, the Applicant must prepare a Habitat Mitigation and Monitoring Plan to finalize the submitted Conceptual Restoration Mitigation Plan (Ref. #39) and incorporate any agency comments or permit requirements as received or identified by the City of Simi Valley. The plan must be prepared in accordance with the procedure outlined by the Biological Resource Assessment (Ref. # 38, page 22-23) *and must match the conceptual landscape plan and wildlife movement area shown on the site plan that was revised in response to comments.*

With the inclusion of these mitigation measures, the project will not result in a substantial adverse effect on wetland and jurisdictional areas.

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

The Project Site is located in a region that is considered to contain wildlife movement corridors. Alamos Canyon is recognized as a major wildlife corridor that could potentially connect the Santa Monica Mountains to the Los Padres National Forest. Arroyo Simi is also considered a major east/west wildlife corridor in the region. Based on available biological investigation, it is expected that most large wildlife species would use Alamos Canyon rather than the Project Site for movement between the Santa Susana Mountains, Arroyo Simi, and the Simi Hills. However, small and medium-sized wildlife may potentially traverse the site during localized movements seeking food, water, shelter, or mates.

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The project site contains an ephemeral north-south trending drainage which, along with an off-site box culvert beneath Los Angeles Avenue, provides a passable linkage between the Arroyo Simi and uplands north of Los Angeles Avenue. From a localized perspective, this feature may be important in allowing small and medium-sized wildlife to safely reach Arroyo Simi from areas to the north, without threat of injury or mortality from crossing Los Angeles Avenue. The proposed project would convert this drainage to an underground culvert, and it is unlikely that wildlife will continue to use this route in the post-project condition due to the extended culvert length and darkness.

To ensure that wildlife movement is not significantly disrupted, the project incorporates a substitute linkage that will allow animals to reach the Arroyo Simi safely. A wildlife exit structure will allow small and medium-sized animals to pass through the existing culvert beneath Los Angeles Avenue, and then enter the landscaped area on the northern side of the site fence. This area will be landscaped with native shrubs and trees, and will provide a path for wildlife to reach the site’s western edge. The western edge of the site is also proposed to be planted in native species and connects to the Arroyo Simi.

This feature was incorporated into the project in June 2017 based on input received from the California Department of Fish and Wildlife, and is not reflected in the 2015 Biological Resources Assessment. This feature is shown in the detail site plan on Page 6 of this Initial Study. With consideration of this project design feature, impacts to localized wildlife movement would be less than significant.

The project does not propose lighting or nighttime operations. Any indirect effects on wildlife movement in the Arroyo Simi would not be significant, according to the Biological Resource Assessment. Considering this information, the project would not result in substantial interference with wildlife movement either locally or in the Arroyo Simi.

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

The Horticultural Tree Report (Ref. #37: Tree Report, Pre-Con Property, September 21, 2016.) was prepared in accordance with the Simi Valley Municipal Code Section 9-38. There are 20 mature, protected trees on the project site. This number includes 18 coast live oak trees, which have trunk diameters ranging from 5.5 inches to 51.5 inches, one Monterey pine and one California pepper. The project will preserve 11 of the mature oak trees on the site, and remove 5 oak trees and the California pepper tree. The project includes on site replacement of the removed oak trees, with California sycamores and coast live oaks on the southern portion of the project site. In order to address potentially significant impacts to preserved mature trees from project construction, the applicant has agreed to the following mitigation measures:

- Within 30 days of project approval, Applicant must submit a Tree Preservation and Protection Plan to the Deputy Director/City Planner for approval. The plan must address the on-site trees that will be preserved in place. This plan should include specific measures, such as only using hand tools within the driplines of preserved trees, to protect and maintain those trees during and after construction, as well as a

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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monitoring plan for long-term survivability, and replacement strategy for trees that may not survive the process. The tree preservation plan must include the location of protective chain link or Omega fencing to establish tree protection zones for all protected trees within 20 feet of proposed construction. The plan must include fencing and signage requirements as well as notes specifying that no objects will be attached to the preserved trees; materials must not be used, dumped or stored under the preserved trees; and materials, vehicles and construction activity must not encroach into the protected zone of any preserved trees.

- Applicant must immediately prohibit storage, operation, or parking of equipment, materials, and vehicles under the canopies and driplines of the preserved mature trees on-site. Applicant must immediately remove equipment, materials, and vehicles currently stored or parked beneath the canopies and driplines of the preserved mature trees on-site.
- Within 30 days of approval, Applicant must provide drawings that show the permanent chain link or Omega fencing for the tree protective zone and habitat restoration areas. The tree report, the tree location map and the tree preservation plan must remain on-site during construction and the project superintendent shall instruct all site workers about the tree preservation requirements.

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

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

IV. CULTURAL RESOURCES: Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as identified in State CEQA Guidelines Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5?
- 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 site is currently in use as concrete materials storage and recycling operations. There has been extensive disturbance to the project site as a result of grading, heavy truck traffic, and construction of various access ways throughout the site. *To comply with state law AB52, the City invited local interested tribes to consult on the project. None of the affected*

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tribes requested consultation. Therefore no further action is required by AB52. A review of City maps and City records of previously documented archaeological sites, as well as References #4-#7, did not show any recorded historical built structures or archaeological resources located on the project site. However, the site is adjacent to other recorded sites on other properties, and is located in an archaeologically sensitive area. Therefore the Applicant has agreed to the following mitigation measure:

- Applicant must include the following notation on all project grading and construction plans: “An archeological site or artifacts may occur within the parcel. If grading activities reveal the presence of an archeological site, artifacts, or other remains, all work in the area of the find must be halted and the City of Simi Valley Planning Division at (805) 583-6772, and Public Works Department at (805) 583-6786, must be immediately contacted. A qualified archeologist must evaluate the exact nature, significance and extent of the find before grading can resume.”

With the inclusion of this measure, there is no potential for a significant impact to the environment from a substantial adverse impact to historic 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.
- ii) Strong seismic ground shaking?

(i-ii) Based on the State of California Earthquake Fault Zones Map, the property is not located in an Alquist-Priolo Fault zone and no known active faults run through the property (Ref. #9: California Department of Conservation: Division of Mines and Geology, State of California Earthquake Fault Zones: Simi Valley West Quadrangle, May 1, 1999). The geotechnical report (Ref. #40: Earth Systems Southern California, Geotechnical Engineering Report for Pre-Con Products Expansion, September 2, 2014) supports this conclusion. Since there are no known active faults on the property, the project site would not be impacted by surface rupture. According to the geotechnical report (Ref. #40, page 4) for the project, the subject site is located in an area subject to ground shaking from earthquakes. The report concludes that because the design of the structures will be in compliance with the seismic design provisions of the current Building Code (the 2016 California Building Standards Code (CBSC), as adopted by the City), which are intended to safeguard against major structural damage and loss of life (Ref. #12:), there is no potential for substantial adverse effects to people or structures from strong seismic ground shaking as a result of the project.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(iii-iv) The property is identified as a site within or immediately adjacent to an area subject to liquefaction on the State of California Seismic Hazard Zones Map (Ref. #8: California Department of Conservation, State of California Seismic Hazard Zones: Simi Valley West Quadrangle, April 7, 1997). However, the site and project specific analysis (Ref. #40: Earth Systems Southern California, Geotechnical Engineering Report for Pre-Con Products Expansion, September 2, 2014 and Ref. #41: Response to Geotechnical Engineering Review Comments, April 8, 2015.) evaluated the potential for liquefaction on the site and found that a significant portion of the liquefiable materials will be removed during site grading. Based on the depth to groundwater, the report concludes that the potential for liquefaction and liquefaction related hazards are inconsequential following implementation of the construction recommendations within the report. The City Engineer has reviewed and accepted the conclusions of the report. Therefore, the project poses no potential for substantial adverse effects to people or structures from seismic-related ground failure, including liquefaction as a result of the project.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The on-site soils are comprised of silty sand that is susceptible to erosion. The City's Municipal Code requires an approved erosion control plan be implemented prior to start of construction activities on the site to prevent erosion from the site. The project will develop a proposed new slope to the south and adjacent to the Arroyo Simi. However, this slope will be covered by substantial plantings that will prevent soil erosion. The site will also dissipate the velocity and volume of drainage flows over the existing condition (Ref. #34 - #35: Hovell & Pilarski Engineering, Inc., CUP-S-778 Pre-Con Products Site Plan, Sheets 1-2, August 2016); and positive drainage to approved detention structures that will allow any eroded material to settle before gradual release of storm water so that erosion will be prevented from the developed site. Therefore, the project will not result in substantial erosion or loss of topsoil.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The geotechnical report prepared for the project (Ref. # 40, page 8) states that based on the results of the geotechnical investigation and the project proposal, the site is suitable for the design and construction of the proposed concrete materials storage and materials recycling

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operations. The report concludes by stating that removal and replacement of soils on the site in accordance with the recommendations of the report and in compliance with current codes and standards not contribute to site instability after construction of the project. The City Engineer has reviewed and accepted the conclusions of the submitted geotechnical report for the proposed project. Therefore, the project would not have the potential for a significant impact to the environment from location on a geologic unit or soil that is unstable, or that would become unstable as a result of the project.

- 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?

The geotechnical report prepared for the project (Ref. #40, page 11) states that testing for expansion indicates a very low range for expansion and that, after grading and excavations that will remove existing uncertified fill and alluvium and replace those materials with compacted, certified fill dirt in accordance with current codes and standards, there will be no potential for an expansive soil condition that could create substantial risks to life and property.

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

The proposed project does not include the use of septic tanks or another alternative wastewater disposal system. Therefore, there is no impact to the environment from soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

VI. GREENHOUSE GAS EMISSIONS: Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The City of Simi Valley relies upon the Ventura County Air Pollution Control District (VCAPCD) regarding the methodology and thresholds of significance for the evaluation of air quality and greenhouse gas (GHG) impacts within Ventura County. The “Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County” report presents options for GHG significance thresholds and summarizes approaches and options either adopted or being considered by air districts throughout California. Similar to other air districts, VCAPCD staff recommends 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 from development projects. The South Coast Air Quality Management District (SCAQMD) is also considering this strategy for land use projects. The most recent proposal included a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTC02e) per year for all non-industrial projects.

For the purpose of evaluating the GHG impacts associated with the proposed project, a threshold of 3,000 MTC02e/year was used for plan level analyses. This threshold is based

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on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. Using the CAIEEMod air quality modeling program from the California Air Resources Board, the annual net GHG emissions associated with the operation of the Project is 0.31 MTC02e/year. This is less than the SCAQMD screening threshold of 3,000 MTC02e/year. Therefore, the project would not result in a significant impact with respect to GHG emissions.

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

As part of the recent General Plan update, the City adopted a Climate Action Plan (SV-CAP) that includes a baseline GHG emissions inventory, a methodology for tracking and reporting emissions in the future, and recommendations for GHG reduction strategies as a foundation for these efforts. The SV-CAP is designed to ensure that the impact of future development on air quality and energy resources is minimized and that land use decisions made by the City and internal operations within the City are consistent with adopted state legislation. The proposed project will replace an existing industrial use on the site. The GHG emissions for the existing industrial use were included as part of the SV-CAP and the project remains consistent with the land use originally included in the GHG inventory. In addition, the Project will be required to comply with a number of State and Local ordinances that implement the goals of the SV-CAP to achieve emissions reductions. Therefore, the project will not conflict with any plans, policies, or regulations that are adopted for the purpose of reducing the emissions of greenhouse gases.

VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

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

(a-c) The City's Environmental Compliance Division enforces existing federal, state, and local regulations regarding the location and storage of hazardous materials in industrial projects within the City of Simi Valley. The facilities are monitored to ensure that all applicable regulations are followed to protect the environment. The Deputy Director of Environmental Compliance has reviewed the project plans and has determined that existing regulations and enforcement practices will prevent a significant hazard to the public from the proposed concrete materials storage and concrete materials recycling operations. Based on the City's experience with concrete plant operations, the project is unlikely to use or transport quantities of hazardous materials that could result in a release that could significantly affect the environment. There are no existing or proposed schools within one mile of the project site. Therefore, the project would have no potential to create a significant impact to the

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environment from the routine transport, use, disposal, handling or release of hazardous materials.

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

The project site is not listed on the Department of Toxic Substances Control, Site Cleanup and Hazardous Waste Facilities data base (Ref. #16: California Environmental Protection Agency, Department of Toxic Substances Control, EnviroStor Site Mitigation and Brownfields Reuse Program Database, <http://www.envirostor.dtsc.ca.gov>, reviewed November 14, 2016). This database lists all sites pursuant to government code requirements. Therefore, development of the project site would not create a significant hazard to the public or the environment.

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

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

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

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

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

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

The project is subject to City, County, and State regulations regarding water quality and discharge. These requirements include implementing storm water pollution prevention plans prior to start of construction, building storm water detention and filtration systems per plans that must be approved prior to construction, and designing the site to prevent uncontrolled runoff into natural watercourses. The applicant will obtain permits from the County Watershed Protection District based on the above measures prior to constructing the project. The permits include regular monitoring by City and County staff for compliance. Therefore,

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there is no potential for a significant impact from the project by violation of water quality standards or discharge requirements.

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

If needed in the future, 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. Groundwater will not be used or depleted by this project. Therefore, there is no potential for a significant impact to the environment from depleting groundwater supplies or interfering substantially with groundwater recharge.

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

In the existing condition, runoff from the site flows via sheet flow and natural swales to an area near the middle of the property, eventually entering the Arroyo Simi (Ref. #42: Kasraie Consulting, Preliminary Drainage Study Report Pre-Con Products, September 29, 2015 – Revised). Although runoff from the land area to the north of the project site across West Los Angeles Avenue enters the site through an existing 72” drainage pipe, the pipe opens to a natural swale on the site, mixes with on-site runoff and flows to the Arroyo Simi. As proposed, the project will handle the off-site storm water by retaining the 72” drainage pipe and extend that pipe to a newly constructed riprap outfall area that will then sheet flow over a reconstructed slope to the Arroyo Simi, separating off-site and on-site runoff. The on-site drainage pattern will change to reduce the velocity of the on-site drainage and direct all on-site drainage to a detention and infiltration basin. This basin will meet all current standards for detention established by the Department of Public Works and the Ventura County Watershed Protection District that address erosion controls and drainage. Therefore the project will not result in substantial erosion or siltation as a result of changes in the drainage pattern of the site. The project also includes substantial grading and placement of fill adjacent to the Arroyo Simi to create a more natural slope that connects to the slope proposed for the site adjacent to the west and the slope on the adjacent Pre-Con parcels to the east. This activity is designed to improve the natural flood plain function along the Arroyo Simi. To prevent a significant impact as a result of discharge the applicant has agreed to the following mitigation measures:

- Construction and grading activities are limited to the dry period of the year (May 1 through October 1) or when there is no actively flowing water on the site and no measurable rain is forecast within 72 hours. A note must be placed on the grading plans: “If measurable rain is predicted within 72 hours during construction, all activities within 50 feet of the top bank of Arroyo Simi must cease and protective measures to prevent siltation/erosion must be implemented/maintained.”

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- Applicant must use silt curtains or other sediment catchment devices, as approved by the Department of Public Works, during construction, grading, and bank re-vegetation procedures along and adjacent to the Arroyo Simi. All erosion control measures must be maintained regularly until disturbed soils are stabilized. Following construction and stabilization, erosion control measures must be removed along with accumulated sediment. Applicant must deposit sediment in a location approved by the Department of Public Works so it will not re-enter the aquatic habitat in the Arroyo Simi.

- d) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

(d-e) The preliminary drainage report for the project has calculated runoff rates (Ref. #42: Kasraie Consulting, Preliminary Drainage Study Report Pre-Con Products, September 29, 2015 – Revised) for the project. According to the drainage report, the post-project conditions will slightly increase the runoff from the site, but this added amount will be detained on the site pursuant to City detention requirements to reduce the chance for any off-site flooding. The applicant must comply with the City’s Flood Damage Prevention Ordinance as shown in Simi Valley Municipal Code Section 7-5.101 through 7-5.802, which prohibits a substantial increase in on- or off-site flooding. The City’s Project Engineer has reviewed the preliminary drainage plan for the project (Ref. #42), and determined that the proposed location and configuration of the project’s detention system and other on-site drainage structures could control site runoff to the developed 10-year condition, and meet the requirements of the Simi Valley Municipal Code. Therefore, the project would have no potential for a significant impact on the environment from a substantial increase in flooding, or from the contribution of runoff water that would exceed the capacity of existing or planned storm water drainage systems located on- or off-site.

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

(f-g) The project includes areas of material storage, delivery and loading areas, and other outdoor work areas. (Ref. #34 - #35: Hovell & Pilarski Engineering, Inc., CUP-S-778 Pre-Con Products Site Plan, Sheets 1-2, August 2016). As proposed, the site will drain to a detention and infiltration basin (Ref. #42: Kasraie Consulting, Preliminary Drainage Study Report Pre-Con Products, September 29, 2015 – Revised). If these areas overflow, or discharge occurs during construction, such runoff could impair receiving waters in the Arroyo Simi. To reduce these potentially significant impacts to less than significant levels, the applicant has agreed to the following mitigation measures:

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- Applicant must require that all vehicles operated on the project site during construction of slopes adjacent to the Arroyo Simi be properly operated, inspected, and maintained to avoid leaks of hydraulic fluids, oils, coolants, and fuels. Mechanic's records of periodic inspections and maintenance must be provided to the Deputy Director/City Planner on request during grading and construction activities.
- Applicant must require that any refueling and light maintenance of construction or other vehicles operated or stored on the site must occur at least 50 feet from the top of bank of the Arroyo Simi. Applicant must prohibit changing oils or hydraulic fluids in construction equipment or other vehicles that are either operated or stored on the site within 100 feet of the top of bank of the Arroyo Simi, and shall be per the requirements of the approved SQUIMP and SWPCP for the site. Applicant shall post signage to that effect on fencing prior to commencement of any site activities.

With the inclusion of these measures, the project will not result in a potentially significant impact on the environment from storm water or other discharge.

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

Based on the Flood Insurance Rate Map [Ref. #19: Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel Number 060421 0837E, January 20, 2010], the southern portion of the project site is located within a Special Flood Hazard Area (SFHA), Zone AE. No structures are proposed within the SFHA, or anywhere on the site. Therefore, there would be no potential for a significant impact from placing a structure designed for human occupancy in a 100-year flood zone.

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

The project includes grading and filling to create a slope from the upper portions of the project site, where the concrete products will be stored, and where recycling operations will occur. It is anticipated, that after grading, filling and re-vegetation of the southern slope of the project site, that the hydraulic condition of the Arroyo Simi along the project site and upstream following project development, including the planting of mule fat to stabilize the reconstructed slope to the Arroyo (Ref. #39, page 13) will improve, resulting in less off-site flooding than in the pre-development condition. Based upon a review of the Bard Reservoir inundation map, the site is located within an area that could be affected by a failure of the Bard Reservoir Dam (Ref. #21: Calleguas Municipal Water District, Inundation Map for Bard Reservoir, dated July 1, 1973). A study was conducted to evaluate the hazard to development from flooding within the dam inundation area. (Ref. #44: VTN West, Inc., A Report on Bard Reservoir and the Risk of Inundation Hazard with Respect to the Proposed Royal/Madera Specific Plan Area, 1994) The report included an engineering evaluation of the ongoing maintenance and monitoring program for the dam; the requirements of the State Division of Dam Safety, which authorizes and oversees the continued operation of the dam; the potential conditions that

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could cause a failure of the dam; and an analysis of the risk from dam failure at Bard Reservoir. The report considered risk factors, conditions at the dam, monitoring devices installed within the dam, and maintenance and inspection programs for the dam. The report concluded that the dam “continues to perform very safely and securely,” that the earthen construction of the dam allows the structure to “become better and stronger over time,” that regular inspections by the State ensure adequate design safety, and that “the general commercial developments proposed for the [inundation] area ...could be approved consistent with public safety.” An analysis by the California Division of Safety of Dams evaluated the hydrology of the watershed and determined that the Bard Reservoir and spillway perform within satisfactory levels even if the maximum precipitation storm occurred at a time of maximum storage capacity of the reservoir. Therefore, there would be 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 proposal is consistent with the General Plan designation of Industrial and Zoning designation of General Industrial (SB) for the site. The project includes preservation of the oak trees on the site, consistent with Simi Valley Municipal Code Section 9-38 for the preservation of trees associated with new development projects. Therefore, the project does not have the potential to create a significant effect on the environment through a conflict with a regulation by the City adopted for the purpose of avoiding or mitigating an environmental effect.

X. MINERAL RESOURCES: Would the project:

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

(a-b) Based on the geotechnical site investigation, the site is underlain by alluvial sediment and loose fill to depths of 50 feet. According to the California Division of Mines and Geology, there are no known mineral resources of value to the region in alluvium aside from sand and gravel for concrete aggregate and there are no mineral resources in the uncertified fill (Ref. #23: California Division of Mines and Geology, Geology and Mineral Resources Study of Southern Ventura County, California, 1973, Pg. 27 & 28). The project is located in 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: California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map, March 22, 2001). There are no oil or gas wells

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located on the property according to the California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, W2-1 (Ref. #24: California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, Map W2-1, June 12, 1986). Locally important mineral resources have been mapped by the State and included in the City's General Plan Land Use Element. The project is located outside the area identified as a natural resource area on the Land Use Map for the City's General Plan. Therefore, the project would not have the potential to result in a significant impact to the environment from the loss of availability of a regionally, statewide, or locally important mineral resource.

XI. NOISE: Would the project result in:

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

(a-c) The environmental planner conducted a site inspection and determined that the project is not adjacent to any noise-sensitive land uses. Therefore, the project would have no potential for a significant impact from exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance and will not create a substantial permanent, temporary, or periodic increase over noise levels that currently exist on and are created by the industrial land uses that surround the site. Based on the City's experience with the operation of concrete storage and recycling, noise generation by the project will not create a significant increase in noise at the project site or in the vicinity. Therefore, there is no potential for a significant impact related to noise generation by the project.

XII. POPULATION AND HOUSING: Would the project:

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

(a-b) The proposal is located in a developed area of the City, with existing and approved land uses adjacent to the west, east, and north. The project will not require extension of existing roads, utilities, or other public infrastructure to serve the project site. The project will not result in the creation of residential units. Therefore, the project has no potential to result in a significant impact to the environment by inducing substantial population growth in the area. Based on the site visit by the environmental planner, there are no dwelling units located on

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the property that would be displaced. Therefore, the project has no potential for an impact to the environment from the displacement of existing dwelling units that would require construction of replacement housing elsewhere.

XIII. PUBLIC SERVICES:

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

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

The property is located approximately four miles from Ventura County Fire Station Number 45, located at 790 Pacific Avenue in Simi Valley, and approximately five miles from Ventura County Fire Station Number 42, located at 782 Moorpark Avenue in Moorpark. The Ventura County Fire Protection District has reviewed the project and determined that with the existing roads, short distance, and level topography from these stations to the site, the personnel and equipment at the fire stations can meet their standard response time of arriving in five minutes by traveling 30 miles per hour.

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

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

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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), existing park facilities would be able to accommodate any modest increase in park use generated by this project. The project has incorporated mitigation measures that will provide a buffer area to the south and a 20-foot-wide trail easement for the use of the Rancho Simi Recreation and Park District is located within that buffer. The trail within that buffer will not result in a substantial adverse effect on the environment. Therefore, the project would not have the potential to cause a significant impact to the environment from an impact to recreation facilities.

XV. TRANSPORTATION/TRAFFIC: Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system, such as intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The project as proposed was reviewed within the context of the City's General Plan (Ref. #12: City of Simi Valley, General Plan, Resolution No. 2012-27, May 24, 2012, Chapter 5: Mobility and Infrastructure) which sets goals and policies regarding effectiveness of all components of the City's circulation systems. The majority of the project-generated traffic will be 3- and 4-axle trucks hauling concrete products on an internal access drive between the main Pre-Con Products operation and the project site. Trips could also be generated by employee vehicles. The project design maintains the existing sidewalk and does not interfere with the Bicycle Master Plan. The City's Transit Division reviewed the project and determined that no bus turnout was needed, and that the nearest transit stop was within 800 feet of the site. Because the project could result in an increase in heavy truck traffic, the project could conflict with the City of Moorpark's regulations limiting such traffic on Arroyo Drive, since it becomes West Los Angeles Avenue once it enters the Simi Valley City limits, and that there have been conflicts with the Moorpark regulations from heavy truck traffic traveling to industrial facilities in Simi Valley. Therefore the project applicant has amended the project to include the following mitigation measure:

- Applicant must place signage at the entrance and exit of each site driveway stating that that all trucks with 3 or more axles are prohibited on Arroyo Drive, and that all trucks with 3 or more axles must enter and exit the site from West Los Angeles Avenue via Madera Road.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the addition of this mitigation measure, the project will not result in a conflict with an adopted regulation or policy regarding the performance of local streets within the circulation system.

- 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?

The City Traffic Engineer has reviewed the project and determined that based on the project proposal, although a new driveway access to the site is required, the majority of traffic to and from the site would be on an internal driveway. (Ref. #34 - #35: Hovell & Pilarski Engineering, Inc., CUP-S-778 Pre-Con Products Site Plan, Sheets 1-2, August 2016.). Based on that, it was determined that the project will not change any of the anticipated traffic levels of service or volume/capacity ratios of any intersection from those anticipated by the General Plan buildout scenario. Therefore, the project will not result in a significant congestion impact.

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

- d) Result in inadequate access?

(c-d) The Simi Valley Municipal Code has specific design requirements for new access drives (Ref. #1: City of Simi Valley, Development Code, Title 9 of the City of Simi Valley Municipal Code, Chapter 9-34). This includes minimum standards for width, grade, angle, surface, and clearance. The City of Simi Valley Department of Public Works and Department of Environmental Services reviewed the project and determined that those standards would be satisfied. Compliance with those design standards protects against the possibility of creating a substantial hazard due to a design feature. The City Traffic Engineer reviewed the project and determined that there would be adequate room for trucks with 3 or more axles entering and exiting the site onto West Los Angeles Avenue; therefore, access is adequate for automobiles and emergency vehicles as well. Therefore, there is no potential for a significant impact to the environment from a substantial increase in hazards due to a design feature or inadequate access.

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

Based on the City of Simi Valley Bicycle Master Plan, a bicycle path is planned for West Los Angeles Avenue in the vicinity of the project (Ref. #15: City of Simi Valley, City of Simi Valley Bicycle Master Plan, 2009, Figure 5-5). The Department of Public Works Traffic Division reviewed the project and determined that the project would not conflict with the Bicycle Master Plan. The project has been reviewed by the City's Transit Division and based on their assessment a bus turnout or stop is not required for the project and the project would not conflict with the existing or planned bus system. Therefore, the project would have no

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potential for a significant impact to the environment from a conflict with adopted policies, plans, or programs supporting alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

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

The project does not include any habitable structures that would generate wastewater. If in the future the project added a structure, it would be required to connect to the City's 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. Therefore, the project has no potential for a significant impact to the environment from exceeding the wastewater treatment requirements of the Regional Water Quality Control Board.

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

The project does not include any habitable structures that would generate wastewater. If in the future the project added a structure, it would be required to connect to the City's sewer system. Currently the City's Wastewater Treatment Plant handles approximately 9.5 million gallons of sewage per day (mgd). The facility's capacity is 12.5 mgd. The wastewater collection system and the City's water delivery system have not reached capacity. The City's Department of Public Works has reviewed the proposal and determined that no additional water or wastewater treatment facilities are required. Based on this information the project would not generate sewage that exceeds the limits of the City's Wastewater Treatment Plant. Therefore, there is no potential for a significant impact to the environment from inadequate capacity of the wastewater treatment provider.

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

To accommodate development, the project will extend existing drainage structures to address off-site runoff entering the site, and add storm water detention and outfall structures to address on-site runoff, with ultimate drainage entering the Arroyo Simi. The construction of the drainage facilities will result in potentially significant environmental effects, as described in the Biology Section III, above and Hydrology Section VIII, above. These sections also include mitigation measures that will reduce the potential for a significant impact to a less than significant impact. Therefore, after mitigation, there is no potential for a significant impact from construction of the new drainage structures.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Have sufficient 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. The proposed project does not include construction or extension of domestic water service to the site, other than what is required for landscape maintenance. This water would be supplied by the Ventura County Waterworks District No. 8 (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's 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 landscape water demand of approximately 36 AFY. 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's planning documents therefor support that the demand created by the proposed project will have sufficient resources as supply, without additional entitlements.

e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The project does not include any use that would require provision of wastewater services. If the site eventually did require permanent wastewater service, the City's Wastewater Treatment Plant capacity is 12.5 mgd. The wastewater collection system and the City's water delivery system have not reached capacity, and are not expected to for the foreseeable future, according to the Department of Public Works. The City's Department of Public Works has reviewed the proposal and determined that no additional water or wastewater treatment facilities are required. Based on this information the project would not generate sewage that exceeds the limits of the City's Wastewater Treatment Plant. Therefore, there is no potential for a significant impact to the environment from inadequate capacity of the wastewater treatment provider.

f) 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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permitted disposal rate of 6,000 tons per day (tpd), seven days per week, 358 days per year, the site could operate until 2051 (Ref. #30: Science Applications International Corporation, Final Environmental Impact Report, Simi Valley Landfill and Recycling Center Expansion Project, Ventura County, California, December 2010, Pg. ES-67-ES-69). Waste Management accepts waste from a variety of sources, but they are restricted to the approval rate of 6,000 tons per day. Therefore, the SVLRC, at a minimum, has the ability to accept waste until 2051. Therefore, there is a less than significant impact to the environment from an insufficient permitted capacity to accommodate the project's solid waste disposal needs.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

Based on the answers to Section III, Biological Resources, the project has the potential to cause significant impacts to riparian habitat, sensitive species, and wildlife movement adjacent to the project site. However, these impacts will be mitigated to less than significant levels.

Based on the answers to Section IV, Cultural Resources, the project has the potential to cause significant impacts to archaeological and paleontological resources on the project site. However, these impacts will be mitigated to have less than significant effects on the environment.

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

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

A cumulative impact consists of an impact that is created as a result of the combination of project impacts plus effects from other projects that cause related impacts. In this case, potentially significant project impacts relating to Biological Resources, Cultural Resources, and to Hydrology and Water Quality were examined for individual and cumulative effect. In the case of Biological Resources, cumulative effects were discussed and mitigated to less than significant levels. In the case of Cultural Resources, it was determined that potentially

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significant effects were limited to the project site and would not result in a cumulative impact. In the case of Hydrology and Water Quality, it was determined that the proposed project would result in improved water quality and hydrology in the area. As described in Section II, above, the project is consistent with the Ventura County Air Quality Management Plan and other state and federal standards that are adopted for the purpose of addressing individual and cumulative air quality impacts, as well within Greenhouse Gas emissions guidelines for individual and cumulative impacts. The City's Traffic Engineer determined that the project would not result in a change to streets or transit that could cumulatively result in a decrease in Level of Service in the area immediately or in the future.

Since the project is consistent with the Air Quality Management Plan and Greenhouse Gas Emissions guidelines, will result in improved drainage and water quality and will mitigate potential impacts to biological resources, and since the project would not increase traffic and the Levels of Service at existing intersections would remain unchanged, there would be no potential for a significant impact to the environment from impacts that are individually limited, but cumulatively considerable.

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

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

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

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