



CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

REVIEW PERIOD: June 29, 2022 - July 28, 2022

TO: All Interested Parties

FROM: Department of Environmental Services

SUBJECT: REQUEST FOR REVIEW OF THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT (CUP-S-2021-0009) FOR THE CONSTRUCTION AND OPERATION OF A TELECOMMUNICATIONS FACILITY WITH A 34-FOOT WIDE SATELLITE DISH AND SUPPORTING STRUCTURES AND EQUIPMENT

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

Naren Gunasekera
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, California 93063
(805) 583-6863 / ngunasekera@simivalley.org

Copies sent to:

City Council
City Manager
City Attorney's Office
Planning Commission
City Clerk

County of Ventura
Resource Mgmt. Agency (4)
Watershed Protection District
Fire Protection District

Environmental Services
Deputy Director/City Planner
Principal Planner/Zoning Administrator
Case Planner, Naren Gunasekera
Environmental Planner, Naren
Gunasekera/Monica Dionne
Recording Secretary

Other Government Agencies
State Clearinghouse
California Department of Fish and Wildlife
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
Ventura County Air Pollution Control District
Rancho Simi Recreation and Park District
Santa Monica Mountains Conservancy
Jairo Avila, FTBMI

Public Works Department
Engineering (3)
Utilities
Maintenance
Simi Valley Library (2)

Applicant: SiteServer, Inc.
4514 Ish Drive
Simi Valley, CA 93063
Attn: Mark McDonald
Phone: 805-578-2000 x 231

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

REVIEW PERIOD: June 29, 2022 - July 28, 2022

APPLICANT: SiteServer, Inc.
Attn: Mark McDonald
4514 Ish Drive
Simi Valley, CA 93063

CASE PLANNER: Naren Gunasekera, Senior Planner

ENVIRONMENTAL
PLANNER: Naren Gunasekera, Senior Planner/Monica Dionne, Associate Planner

PROJECT NO.: CUP-S-2021-0009

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT (CUP-S-2021-0009) FOR THE
CONSTRUCTION AND OPERATION OF A
TELECOMMUNICATIONS FACILITY WITH A 34-FOOT-WIDE
SATELLITE DISH AND ASSOCIATED SUPPORT
STRUCTURES AND EQUIPMENT

PROJECT LOCATION: SOUTH OF 1700 TAPO STREET (APN 644-0-130-030; 1738
FEET EAST OF TAPO STREET, 494 FEET SOUTH OF ISH
DRIVE)

On the basis of the Initial Study for the project, it has been determined that the project would not have a potential for a significant effect on the environment. This document constitutes a Mitigated Negative Declaration based upon the inclusion of the following measures into the project by the applicant:

1. The rear of the satellite dish must be painted an earth-colored tone. A paint chip for the proposed color must be submitted to the Deputy Environmental Services Director/City Planner for approval prior to issuance of Building Permits.
2. Applicant must ensure that the project boundaries are clearly delineated prior to staging and site preparation, to limit any disturbance outside the existing pad and avoid surrounding native habitats including sagebrush scrub, oak trees, and adjacent stream.
3. No more than three (3) days prior to any clearing or grading activity, Applicant must ensure a field survey be conducted by a biologist with a degree in biology and at least two (2) years' experience carrying out field surveys for special-status species, including nesting birds in Southern California. This pre-construction survey will determine if special status or other bird species are breeding and/or nesting in the trees in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. The results of this survey and any subsequent surveys must be submitted to the City of Simi Valley following completion and prior to the issuance of grading permits. If ground disturbance activities are delayed for more than 25 days past the date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than 3 days will elapse between the survey and the ground disturbance activity.

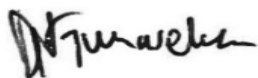
4. If the biologist determines that there are active nests within or adjacent to the development area, Applicant must erect a fence barrier around the nest site, at a minimum distance of 300 feet from raptor nests and 100 feet from passerine nests. Buffer areas in the field must be clearly marked if any overlap the Property. No work will occur within a nest buffer under any circumstance unless authorized in writing by the California Department of Fish and Wildlife (CDFW), or until the fledglings are no longer dependent on the nest, or the nest is inactive as documented in writing by the project biologist.
 - i. If the biologist determines that a buffer reduction is feasible, without affecting the outcome of a nest, he/she shall prepare and submit a letter to the CDFW requesting the buffer reduction along with any necessary information and a statement of justification so that the CDFW can make an informed decision to allow the reduction or not. CDFW buffer reduction approvals must be provided to the City.
 - ii. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if the nest is being affected.
 - iii. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource.
 - iv. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if he/she determines that it is affecting or has the potential to affect the outcome of a nest.
 - v. The biologist shall compile weekly monitoring reports and submit them to the CDFW, documenting the status of monitored nests and others as necessary. The weekly monitoring reports shall be sent to the City at the end of the construction phase of this project. Both CDFW and the City shall be notified immediately if project activities result in take.
5. The Applicant must submit an Erosion Control and Best Management Practices Plan, prepared by a qualified licensed professional, to the City. The plan should ensure that there are no indirect impacts to the ephemeral drainage to the west of the Property through the use of silt fences, straw wattles, and/or sandbags, as appropriate. The Plan must be reviewed and approved by the City prior to issuance of grading and/or building permits.
6. Any pruning of the protected trees identified in the Tree Report must be done under the supervision of a qualified Arborist.
7. All improvement plans shall show precise locations of the Tree Protection Zones and driplines of the protected trees as confirmed by the project Arborist. These locations shall reflect any pruning proposed and will be reviewed and approved by the Environmental Services Director prior to issuance of grading and/or building permits.
8. The Applicant must have a Tree Health Care Program prepared by a qualified Arborist that will provide a plan for the project Arborist's management, monitoring, and care of the protected trees during the proposed development inclusive of root feeding (fertilization), irrigation and pest management applications. This Program must be submitted to and approved by the City prior to issuance of grading and/or building permits. The Program must cover the following aspects:

- i. Installation of a tree protection fence with the specifications laid out in the Tree Report around the Tree Protected Zones as shown on the site plans and exhibits. Appropriate signage must be installed at regular intervals along the entire length of the fencing indicating prohibited activities as outlined in the Tree Report.
 - ii. Any proposed encroachments into any of the Tree Protected Zones must be documented in the Program. The project Arborist must document that the encroached tree(s) will remain viable in order to permit this encroachment.
 - iii. A site visit one (1) year after construction must be completed and preparation of a tree report to document the health of the protected trees post-construction.
- 9. An executed contract with a qualified Arborist implementing the Tree Health Care Program must be submitted and approved by the City prior to issuance of grading and/or building permits.
- 10. In the event an unanticipated fossil discovery is made during the course of project construction, then, in accordance with the Society of Vertebrate Paleontology (SVP) (2010) guidelines, it is the responsibility of any worker who observes fossils within the project area to stop work in the immediate vicinity of the find and notify a qualified professional paleontologist who shall be retained to evaluate the discovery, determine its significance, and if additional mitigation or treatment is warranted. Work in the area of the discovery will resume once the find is properly documented and authorization is given to resume construction work. Any significant paleontological resources will be prepared, identified, analyzed, and permanently curated in an approved regional museum repository.
- 11. For all construction-related activities, noise-attenuation techniques must be employed as needed to ensure that noise remains as low as possible during construction. The following noise-attenuation techniques must be incorporated into contract specifications to reduce the impact of construction noise:
 - i. Ensure that construction equipment is properly muffled according to industry standards and in good working condition.
 - ii. Place noise-generating construction equipment and locate construction-staging areas away from sensitive uses, where feasible.
 - iii. Schedule high noise-producing activities between the hours of 7:00 AM and 5:00 PM to minimize disruption on sensitive uses.
 - iv. Implement noise attenuation measures, to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
 - v. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
 - vi. All stationary construction equipment (e.g., air compressors, generators, impact wrenches, etc.) must be operated as far away from residential uses as possible and must be shielded with temporary sound barriers, sound aprons, or sound skins.
 - vii. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than five minutes.

- viii. Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent must investigate, take appropriate corrective action, and report the action taken to the reporting party.
12. The Project shall retain a professional Native American monitor procured by the Fernandño Tataviam Band of Mission Indians to observe all ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, backfilling, blasting, stripping topsoil or a similar activity, and any archaeological work conducted during project implementation. If cultural resources are encountered, the Native American monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery, to assess and document potential finds in real-time.
13. The Lead Agency and/or applicant shall, in good faith, consult with the Fernandño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground-disturbing activities.
14. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5, and that code must be enforced for the duration of the project.

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None



Naren Gunasekera, Senior Planner

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

1. Project Title: CUP-S-2021-0009
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: Naren Gunasekera
(805) 583-6863
NGunasekera@simivalley.org
4. Project Location: South of 1700 Tapo Street (APN 644-0-130-030; 1,738 feet east of Tapo Street, 494 feet south of Ish Drive)
5. Project Sponsor's Name and Address: Mark McDonald
SiteServer, Inc.
4514 Ish Drive
Simi Valley, CA 93063
6. Current General Plan Designation: American Jewish University (AJU)
7. Current Zoning: Residential Low with a Farm Animal Overlay and Conditional Zoning Overlay for a minimum 1-acre size [RL(A)(CZ)]

8. Description of Project:

The project site is roughly square shaped and 0.09 acres in size. The proposed 34-foot-wide satellite dish will be on a 23-foot pedestal and will be approximately 16 feet high. The dish, pedestal, maintenance stairs, and associated mechanical equipment will be located on a concrete pad that is approximately 30 feet by 40 feet.

A six-foot-high wrought iron fence, 45 feet by 54 feet in size, will surround the concrete pad, dish, and related equipment. The area in between the concrete pad and the fence will be covered in rock mulch. The primary access to the site is via a private road that starts from the southern end of Tapo Street where it becomes Guardian Street. The private road runs parallel to the Simi Valley Arroyo and adjacent bike path to the multi-family dwelling. A fourteen-foot-wide, gated, dirt-road runs upslope from the east side of the multi-family dwelling to the project site. The dirt-road will be **trenched** to install PVC fiber conduit and utilities to the project's site and will be covered in crushed rock.

9. Surrounding Land Uses and Setting:

The project site is located along the southern flank of the Simi Hills, to the south of the valley floor and the Simi Valley Arroyo. The site is surrounded by undeveloped land to the south and east, the multi-family dwelling to the north, and a drainage and a commercial vehicle parking lot beyond that to the west.

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

None

11. Date Deemed Complete/Ready to Process: June 2, 2022

12. A site inspection was performed on:

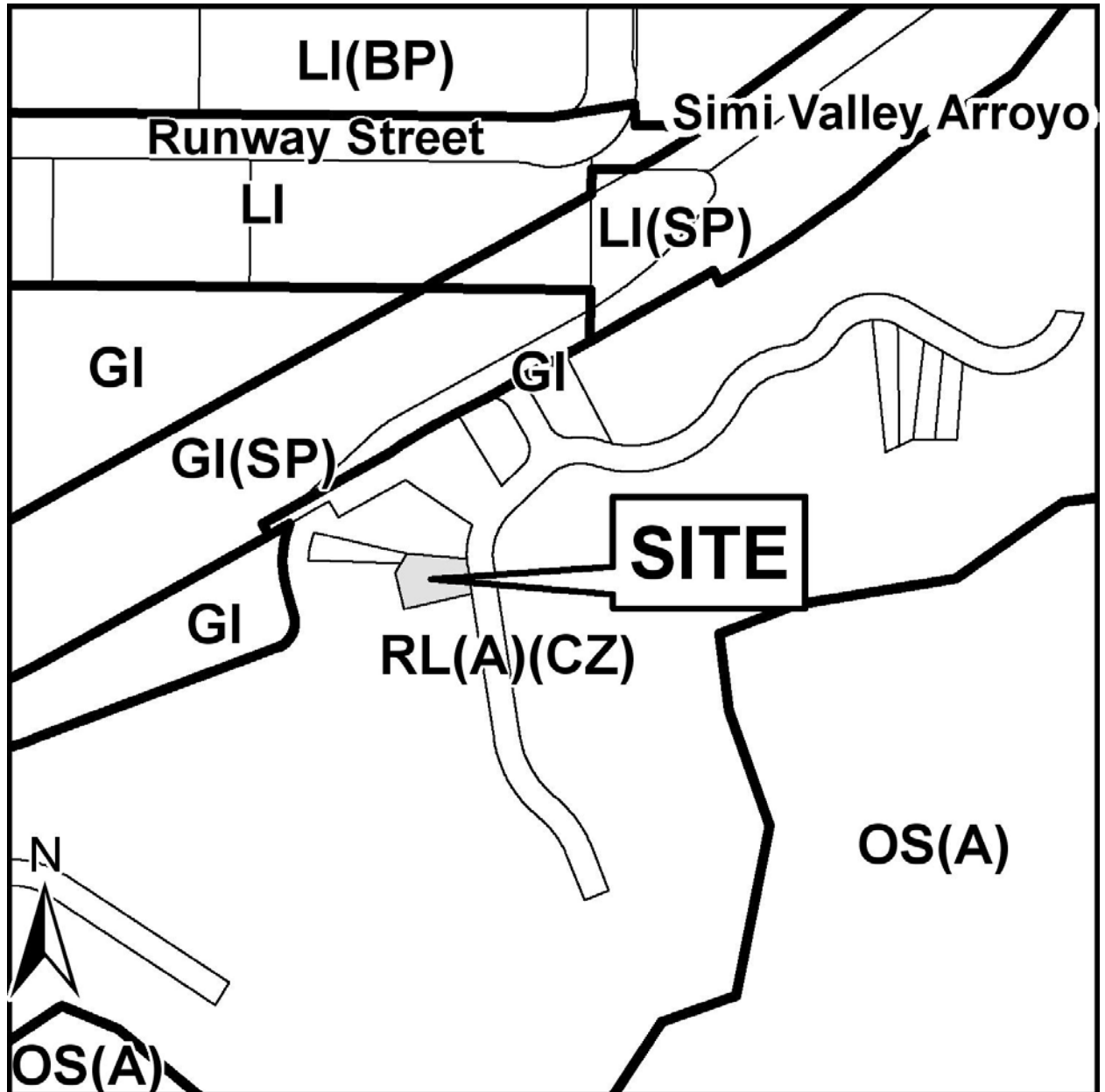
Date: March 08, 2022

By: Naren Gunasekera, Senior Planner

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

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

14. Location Map



15. Aerial Photograph



MND CUP-S-2021-0009 SiteServer, Inc.(sy)



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

This project would potentially affect the environmental factor(s) 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>Yes</u>	Aesthetics	<u>No</u>	Mineral Resources
<u>No</u>	Agriculture and Forestry	<u>No</u>	Noise
<u>No</u>	Air Quality	<u>No</u>	Population/Housing
<u>Yes</u>	Biological Resources	<u>No</u>	Public Services
<u>No</u>	Cultural Resources	<u>No</u>	Recreation
<u>No</u>	Energy	<u>No</u>	Transportation
<u>Yes</u>	Geology/Soils/(Paleontology)	<u>Yes</u>	Tribal Cultural Resources
<u>No</u>	Greenhouse Gas Emissions	<u>No</u>	Utilities/Service Systems
<u>No</u>	Hazards & Hazardous Materials	<u>No</u>	Wildfire
<u>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:

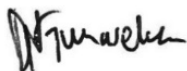
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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.

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



06/28/2022
Date

Naren Gunasekera, Senior Planner, for Sean Gibson, Deputy
Environmental Services Director/City Planner

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? ☐ ☐ ☒ ☐

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. While the project site is within a non-urbanized area, it is not located in an area that possesses visual and aesthetic qualities of high value to the community. The site is located east of a parking lot for commercial vehicles and immediately behind an existing multi-family building. The site backs up to a hillside to the south; however, the site is located on relatively flat ground and as such will not significantly degrade the views of the hills (see mitigation measure I-1 for more details below). As such the project will not have a substantial adverse effect on a scenic vista.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☒ ☐

Based on the site visit by the environmental planner, there are no rock outcroppings, scenic resources, or buildings in the proposed project area inclusive of the access road. Therefore, there is no potential for a significant impact to the environment from an impact on trees or rock outcroppings.

- c) In non-urbanized areas, 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 publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☒ ☐ ☐

The project site is in a non-urbanized area and is approximately 200 feet from the Arroyo Simi bike path, which is part of the Arroyo Simi Greenway Specific Plan. This Specific Plan is a joint venture between the City of Simi Valley and Rancho Simi Recreation and Park District to develop plans to turn the Arroyo Simi into a focal point and recreational amenity to be enjoyed by Simi Valley's residents. As such the construction of the telecommunications facility has the potential to substantially degrade the quality of public views of the site. To mitigate these potential impacts, the Applicant has incorporated the following measure into the project conditions.

AE-1 The rear of the satellite dish must be painted an earth-colored tone. A paint chip for the proposed color must be submitted to the Deputy Environmental Services Director/City Planner for approval prior to issuance of Building Permits.

With this measure, the proposed satellite dish's earth colored tones will allow the telecommunications facility to blend with the hillside. Therefore, there is no potential for the project to substantially degrade the existing visual character or quality of public views of the site and its surroundings.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

The project would create a new source of light for the telecommunications facility. For any new lighting installed, the applicant is required to submit an exterior lighting (photometric) plan pursuant to Simi Valley Municipal Code (SVMC) Section 9-30.040.C.1. (Ref. #1). This plan shall consist of a point-by-point foot-candle layout extending a minimum of 20 feet outside the property lines with the light levels not being more than 0.5 foot-candles at the property line. 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 no potential for a 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? ☐ ☐ ☐ ☒
- b) Conflict with existing zoning for agricultural use or a Williamson Act contract? ☐ ☐ ☐ ☒
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ☐ ☐ ☐ ☒
- d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

(a-e) The site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The site is zoned Residential Low pursuant to the Simi Valley Municipal Code and is not subject to a Williamson Act contract. The development of the site will not conflict with any existing zoning or rezoning of forest land, timberland, or timberland zoned Timberland Production. The existing site does not meet the definition of forest land as defined in Public Resources Code section 12220(g) and would not result in the loss of forest land or conversion of forest land to a non-forest use. There is no Farmland or forest land in the vicinity of the site, which is just outside the Valley floor of the City, and as such, the project would not result in other changes that would result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, there is no potential for a significant impact to agriculture or forestry resources.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY:

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

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the Ventura County Air Quality Management Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a-d) The "Ventura County Air Quality Assessment Guidelines" (Ref. #16) prepared and released by the Ventura County Air Pollution Control District (APCD), is an advisory document that provides a framework for preparing air quality evaluations for environmental documents required by CEQA. Within the Guidelines, Section 3.3 Recommended Significance Criteria provides thresholds for determining the significance of air quality impacts. Section 3.3.1 acknowledges that the City of Simi Valley has adopted a threshold of 25 pounds per day of ROC and 25 pounds per day NOx for determining the significance of an individual project's impacts. ROC and NOx are primarily emitted by mobile and stationary sources associated with projects.

Operation of the proposed satellite dish and supporting structures is not expected to generate measurable air emissions, and the minor accessory mechanical and electrical equipment would generate a negligible amount of emissions. Since this will be an unattended passive satellite dish facility, the only vehicular traffic would be that generated from occasional staff visits for maintenance; therefore, there would not be enough vehicular trips to generate a substantial increase in vehicular emissions associated with project operations. However, temporary air emissions will be generated during project construction. Based on the California Air Resources Board CalEEmod air quality analysis program, construction of this project would generate 1.27 pounds per day of ROC and 2.1 pounds per day of NOx. These quantities do not exceed the threshold of 25 pounds per day of ROC or NOx. Therefore, there is no potential for a significant impact to the environment from an impact on air quality and there is no conflict with the Ventura County Air Quality Management Plan.

IV. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A Biological Inventory (Ref. #2: Forde Biological Consultants, Biological Inventory for 1700 Tapo Street, October 14, 2021) and a follow-up addendum (Ref. #3: Forde Biological Consultants, Addendum Letter and Response to City of Simi Valley Comments for the 1700 Tapo St. Satellite Development Project, December 1, 2021) were prepared for the project site. Based on the Biological Inventory, none of the six special-status species found within two miles of the project site were observed on the site; however, suitable habitat is present for: Crotch bumblebee (*Bombus crotchii*), ranked as Critically Imperiled by the California Department of Fish and Wildlife (CDFW); coastal California gnatcatcher (*Poliophtila californica californica*), ranked as federally threatened under the Federal Endangered Species Act (FESA); and Santa Susana tarplant (*Deinandra minthornii*), ranked as fairly threatened in California (California Native Plant Society [CNPS] Rare Plant Rank 1B.2) in the sagebrush scrub habitat to the east of the Property. Marginally suitable habitat is present for Payne's bush lupine (*Lupinus paynei*), ranked as seriously threatened in California (CNPS Rare Plant Rank 1B.1) in the non-native grassland to the south and west of the Property. The Arroyo Simi to the north of the Property presents suitable habitat for bank swallow (*Riparia riparia*), ranked as state level threatened under the California Endangered Species Act (CESA), and Western spadefoot (*Spea hammondi*), ranked as Vulnerable by CDFW. During the field survey, observation of an individual yellow warbler (*Setophaga petechia*), ranked as a CDFW Species of Special Concern, was documented on the east side of the drainage, south of the Property. Despite presence of the species, yellow warbler is not expected to nest near the site due to poor habitat conditions in the drainage area. The following mitigation measures, recommended in the Biological Inventory, have been imposed on the project to avoid potentially significant impacts to special status species:

BIO-1 Applicant must ensure that the project boundaries are clearly delineated prior to staging and site preparation, to limit any disturbance outside the existing pad and avoid surrounding native habitats including sagebrush scrub, oak trees, and adjacent stream.

BIO-2 No more than three (3) days prior to any clearing or grading activity, Applicant must ensure a field survey be conducted by a biologist with a degree in biology and at least two (2) years' experience carrying out field surveys for special-status species, including nesting birds in Southern California. This pre-construction survey will determine if special status or other bird species are breeding and/or nesting in the trees in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. The results of this survey and any subsequent surveys must be submitted to the City of Simi Valley following completion and prior to the issuance of grading permits. If ground disturbance activities are delayed for more than 25 days past the date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than 3 days will elapse between the survey and the ground disturbance activity.

BIO-3 If the biologist determines that there are active nests within or adjacent to the development area, Applicant must erect a fence barrier around the nest site, at a minimum distance of 300 feet from raptor nests and 100 feet from passerine nests. Buffer areas in the field must be clearly marked if any overlap the Property. No work will occur within a nest buffer under any circumstance unless authorized in writing by the California Department of Fish and Wildlife (CDFW), or until the fledglings are no longer dependent

on the nest, or the nest is inactive as documented in writing by the project biologist.

- i. If the biologist determines that a buffer reduction is feasible, without affecting the outcome of a nest, he/she shall prepare and submit a letter to the CDFW requesting the buffer reduction along with any necessary information and a statement of justification so that the CDFW can make an informed decision to allow the reduction or not. CDFW buffer reduction approvals must be provided to the City.
- ii. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if the nest is being affected.
- iii. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource.
- iv. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if he/she determines that it is affecting or has the potential to affect the outcome of a nest.
- v. The biologist shall compile weekly monitoring reports and submit them to the CDFW documenting the status of monitored nests and others as necessary. The weekly monitoring reports shall be sent to the City at the end of the construction phase of this project. Both CDFW and the City shall be notified immediately if project activities result in take.

With implementation of these mitigation measures, the project would not have a potential to result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status 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 US 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?

☐ ☒ ☐ ☐

(b-c) A Biological Inventory (Ref. #2) and a follow up addendum (Ref. #3) were prepared for the project site. Based on the studies, there is a drainage feature classified by the US Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) as riverine with ephemeral flow that is approximately 19.5 feet west of the parcel boundary. The drainage

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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feature connects to the Arroyo Simi which is located 163 feet north of the project site. The Arroyo Simi is depicted as a red-line stream by the Watersheds Coalition of Ventura County (WCVC). The project biologist advised that the drainage is steeply incised with little to no clear impression of ordinary high-water mark (OHWM) and poorly defined bed (a top of bank (TOB) was identified). While the NWI suggests the drainage receives intermittent flow, the project biologist believes it is more likely ephemeral, as evidenced by poorly defined hydrological indicators (e.g., OHWM, sediment sorting, etc.), and lack of hydrophytic species.

No development or disturbance is proposed within the potential jurisdictional limits of the drainage. Per Ventura County's Initial Study Biological Assessment (ISBA) requirements, a minimum setback distance for development from a significant wetland habitat is 100 feet. This minimum buffer distance may be increased or decreased on a case-by-case basis based on the recommendation of the project biologist. The project biologist determined that because the project is located within the fuel modification zone of the existing multifamily dwelling, and given the disturbed condition of the property and the small footprint of the project, a setback distance of 19.5 feet combined with the mitigation measure below is sufficient to avoid direct or indirect impacts to the drainage. A review of historical aeriels provided by the Applicant from 1969 and 1982 appears to show disturbance to the site with roads and vegetation clearing visible.

BIO-4 The Applicant must submit an Erosion Control and Best Management Practices Plan, prepared by a qualified, licensed professional, to the City. The plan should ensure that there are no indirect impacts to the ephemeral drainage to the west of the Property through the use of silt fences, straw wattles, and/or sandbags, as appropriate. The Plan must be reviewed and approved by the City prior to issuance of grading and/or building permits.

Therefore, with implementation of this mitigation measure, the Project would have a less than significant impact on any riparian habitat or other sensitive natural community, or state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means.

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

The project site does not contain any native vegetation for native wildlife nursery sites and the relatively small size of the installation would not impede any movement of wildlife around the project site. Therefore, the project will not result in a significant impact by interfering 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? ☐ ☒ ☐ ☐

There are no protected trees on the project site. However, there are three valley oaks (*Quercus lobate*) that overhang the site. The Biological Inventory (Ref. #2) and a Tree Report (Ref. #4: Apers Tree Service, Arborist Field Inspection, December 28, 2021) prepared for the project site identified all three as protected trees subject to the City's Tree Preservation Ordinance (SVMC Section 9-38). The Tree Protective Zones of two trees

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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overhang portions of the site and the access road, while the dripline of one tree overhangs portions of the site and the access road. Another three coast live oaks (*Quercus agrifolia*) were identified in the project site's vicinity; however, no development is planned around these trees.

To ensure impacts to protected trees are mitigated to less than significant, the Project must comply with the following mitigation measures:

BIO-5 Any pruning of the protected trees identified in the Tree Report must be done under the supervision of a qualified Arborist.

BIO-6 All improvement plans shall show precise locations of the Tree Protection Zones and driplines of the protected trees as confirmed by the project Arborist. These locations shall reflect any pruning proposed and will be reviewed and approved by the Environmental Services Director prior to issuance of grading and/or building permits.

BIO-7 The Applicant must have a Tree Health Care Program prepared by a qualified Arborist that will provide a plan for the project Arborist's management, monitoring, and care of the protected trees during the proposed development inclusive of root feeding (fertilization), irrigation and pest management applications. This Program must be submitted to and approved by the City prior to issuance of grading and/or building permits. The Program must cover the following aspects:

- i. Installation of a tree protection fence with the specifications laid out in the Tree Report around the Tree Protected Zones as shown on the site plans and exhibits. Appropriate signage must be installed at regular intervals along the entire length of the fencing indicating prohibited activities as outlined in the Tree Report.
- ii. Any proposed encroachments into any of the Tree Protected Zones must be documented in the Program. The project Arborist must document by that the encroached tree(s) will remain viable in order to permit this encroachment.
- iii. A site visit one (1) year after construction must be completed and preparation of a tree report to document the health of the protected trees post-construction.

BIO-8 An executed contract with a qualified Arborist implementing the Tree Health Care Program must be submitted and approved by the City prior to issuance of grading and/or building permits.

Therefore, after mitigation, the Project would have a less than significant impact from conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

V. CULTURAL RESOURCES: Would the project:

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

(a-b) A Phase 1 Archaeological Resources Report was prepared for the project site (Ref. #5: Robert J. Wlodarski/Historical Environmental Archaeological Research Team, Phase 1 Archaeological Study for a Proposed Satellite Dish, October 2021). The Report concluded that, after a records search and site survey, there were no historical, archaeological, or cultural resources identified with the site; however, please refer to Section XVIII. of this document for discussion of Tribal Cultural Resources. Therefore, there is a less than significant impact to the environment from a substantial adverse change to historical resources and archaeological resources.

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

Section 7050.5 of the California Health and Safety Code mandates procedures to be followed when human remains are discovered. This code requirement is implemented for all projects in the City. Therefore, there would be no potential for a significant impact to the environment from a disturbance of human remains.

VI. ENERGY: Would the project:

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

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Simi Valley has adopted an Energy Reach Code, which established energy efficiency performance standards that reach higher than those required by Title 24 minimums. The main focus is on efficiency measures that are simple to achieve and enforce, and have the greatest influence on community sustainability. The Reach Code increases energy efficiency requirements for residential and nonresidential structures beyond Title 24, set at 10 and 15 percent respectively for new construction and substantial remodels. Chapter 9-39 of the City of Simi Valley Development Code promotes trip reduction and alternative transportation methods (e.g., carpools, vanpools, public transit, bicycles, walking, park-and-ride lots, improvement in the balance between jobs and housing), flexible work hours, telecommuting, and parking management programs to address traffic increases from new development. The Water Conservation Program Ordinance (Ordinance 1142) will reduce water consumption within the City of Simi Valley through conservation, effective water supply planning, prevention of waste, and will maximize the efficient use of water within the City of Simi Valley. The Water Conservation Ordinance is designed to reduce water use in the City to at least 15 percent below the 2009 baseline. The City is an early adopter of the CALGreen Building Code, which is intended to improve sustainability of the built environment and reduce GHG emissions from new construction. The City's adopted Ordinance 1167 goes further by including a California Energy Commission (CEC)-approved energy reach code, additional landscape water conservation, and increased recycling.

The project would be required to comply with any applicable ordinances and development code requirements described above as part of obtaining final Building Permits. 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. ☐ ☐ ☒ ☐

According to the preliminary geotechnical report for the project (Ref. #6, Advanced Geotechnical Services, Geotechnical Engineering Study, Proposed Communications Facility, 1700 Tapo Street, Simi Valley, California, December 18, 2020), and based on the State of California Earthquake Fault Zones Map (Ref. #7), the property is not located in an Alquist-Priolo Fault zone and no known active faults run through the property. Since there are no known active faults on the property, the site should not be impacted by surface rupture. Therefore, there is a less than significant potential for adverse impacts from a surface rupture from a known earthquake fault or substantial evidence of a known fault.

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

According to the preliminary geotechnical report for the project (Ref. #6), the subject site is located in an area subject to strong ground-shaking from earthquakes. The report states that the site is suitable for the proposed construction, provided that the

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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geotechnical engineering recommendations included in the report are implemented. Those recommendations will need to be implemented in order for the Department of Public Works to finalize the 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 a less than significant potential for adverse impacts from strong seismic ground shaking.

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

☐ ☐ ☒ ☐

The site is located in an area designated as potentially liquefiable on the Seismic Hazard Zones Map (Ref. #17) of the Simi Valley East Quadrangle. However, groundwater was not encountered in any of the exploratory borings up to depths of 30.5 feet. As discussed in the preliminary geotechnical report for the project (Ref. #6), the proposed development does not include any habitable structures and the satellite dish will be supported on drilled piles embedded in bedrock and as such liquefaction is not expected to occur. Therefore, there is a less than significant potential for adverse impacts from seismic-related ground failure.

- iv. Landslides?

☐ ☐ ☐ ☒

As discussed in the preliminary geotechnical report for the project (Ref. #6), the site is not located in a State of California Seismic Hazard Zone for landslides and, considering that no habitable structure is proposed, landslides are not considered a hazard at this site. Therefore, there is no potential for significant adverse impacts from landslides.

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

☐ ☐ ☒ ☐

The project includes a concrete pad that is approximately 1,200 square feet in size. This is a negligible increase in impervious surface. The area immediately surrounding the concrete pad will be covered in rock mulch which will allow infiltration and reduce runoff. Pursuant to mitigation measure BIO-4 (see Section IV. Biological Resources), the Applicant must submit an Erosion Control and Best Management Practices Plan prepared by a qualified, licensed professional to address stormwater runoff and associated erosion/sedimentation during construction. In addition, the project is required to adhere to SVMC Section 9-64.030.C (Grading & Erosion Control). 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 Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

☐ ☐ ☒ ☐

(c-d) The geotechnical site evaluation of the property (Ref. #6) evaluated the suitability of the site soils for the proposed construction. The report recommends that the satellite dish

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and pad be supported on a deepened foundation system consisting of drilled, cast-in place concrete friction piles, embedded exclusively in bedrock. An additional recommendation in the report was that the bottom of the concrete pad be utilized for support of the proposed satellite dish and associated equipment be embedded a minimum of 18 inches below the lowest adjacent grade. With the implementation of these recommendations and others in the geotechnical site evaluation, the site will not pose a significant risk to the proposed structures. 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 is not proposing the use of septic tanks or alternative wastewater disposal systems. Therefore, there is no potential for a significant impact to the environment from soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

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

As shown in the Areas of High Paleontological Sensitivity Map in the City of Simi Valley General Plan EIR Cultural Resources section (Ref. #8), the Project site is not within an Area of High Paleontological Sensitivity. As currently proposed, most of the project ground disturbance for the construction of the project would be restricted to areas immediately underlain by younger alluvium, which minimizes the potential for encountering paleontological resources. The following measure will mitigate the potential for significant impacts should intact paleontological resources be encountered during construction:

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

Therefore, with the incorporation of this mitigation measure, there is a less than significant impact to the environment from the direct or indirect destruction of a unique paleontological resource or unique geologic feature.

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a-b) The City of Simi Valley relies upon the expert guidance of the Ventura County Air Pollution Control District (VCAPCD) regarding the methodology and thresholds of significance for the evaluation of air quality impacts within Ventura County. Greenhouse Gas (GHG) emissions are air pollutants that are subject to local control by the VCAPCD. As such, the City looks to the VCAPCD for guidance in the evaluation of GHG impacts. In September 2011, the Ventura County Air Pollution Control Board requested that VCAPCD staff report back on possible GHG significance thresholds for evaluating GHG impacts of land use projects in Ventura County under CEQA. VCAPCD staff responded to this request by preparing a report entitled Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County. This report presents a number of options for GHG significance thresholds and summarizes the most prominent approaches and options either adopted or being considered by all other air districts throughout California. Similar to other air districts, VCAPCD staff members are considering a tiered approach with the main components involving consistency with a locally adopted GHG reduction plan followed by a bright-line threshold for land use projects that would capture 90 percent of project GHG emissions. The South Coast Air Quality Management District (SCAQMD) is also considering these strategies for land use projects. The most recent proposal issued in September 2010 included a screening threshold of 3,000 MTCO₂e/year for all non-industrial projects.

For the purpose of evaluating the GHG impacts associated with the project, a threshold of 3,000 MTCO₂e/year was used for plan level analyses. This threshold was used since it was developed based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. As discussed in Section III "Air Quality", operation of the proposed satellite dish and supporting structures is not expected to generate measurable air emissions, and the minor accessory mechanical and electrical equipment would generate a negligible amount of emissions. The only vehicular traffic that would be generated is from occasional staff visits for maintenance; therefore, there would not be enough vehicular trips to generate a substantial increase in vehicular emissions associated with project operations.

However, temporary air emissions will be generated during project construction. Based on the California Air Resources Board CalEEmod air quality analysis program, the GHG emissions associated with project construction are equivalent to 77.1 MTCO₂e/year. These 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 greenhouse gas emissions. The SV-CAP is designed to ensure that the impact of future development on air quality and energy resources is minimized, and that land use decisions made by the City and internal operations within the City are consistent with adopted state legislation. The SV-CAP identifies energy reduction measures, including a requirement that new development exceed 2008 Title 24 Part 6 Energy Standards by 20 percent, and water use reduction measures to reduce water demand by 20 percent. The project will be required to comply with a number of ordinances that implement the goals of the SV-CAP. Simi Valley has adopted an Energy Reach Code, which adopts energy efficiency performance standards that reach higher than is required by Title 24 minimums. The main focus is on efficiency measures that are

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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simple to achieve and enforce, and have the greatest influence on community sustainability. The Reach Code increases energy efficiency requirements for residential and nonresidential structures beyond Title 24, set at 10 and 15 percent respectively for new construction and substantial remodels. Chapter 9-39 of the City of Simi Valley Development Code promotes trip reduction and alternative transportation methods (e.g., carpools, vanpools, public transit, bicycles, walking, park-and-ride lots, improvement in the balance between jobs and housing), flexible work hours, telecommuting, and parking management programs to address traffic increases from new development. The Water Conservation Program Ordinance (Ordinance 1142) will reduce water consumption within the City of Simi Valley through conservation, effective water supply planning, prevention of waste, and will maximize the efficient use of water within the City of Simi Valley. The Water Conservation Ordinance is designed to reduce water use in the City to at least 15 percent below the 2009 baseline. The City is an early adopter of the CALGreen Building Code, which is intended to improve sustainability of the built environment and reduce GHG emissions from new construction. The City's adopting Ordinance 1167 goes further by including a CEC-approved energy reach code, additional landscape water conservation, and increased recycling.

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

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

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

(a-c) The storage, handling, or use of any hazardous materials is regulated by state and local regulations. The California Building Code regulates the types and amounts of hazardous substances allowed in conventional structures (Ref. #9). Storage of any amount of hazardous materials within commercial spaces is subject to the Fire District and Ventura County regulations. These regulations limit the amount of hazardous materials that can be stored in these facilities in order to ensure public safety is protected. The proposed use as a telecommunications facility will not require 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, Site Mitigation and Brownfields Reuse Program

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Database (Ref. #10). Therefore, there is no potential for a significant impact to the environment from a hazardous material.

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

The closest airport is the Van Nuys Airport, located approximately 13 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 from 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?
- ☐ ☐ ☐ ☒

The site is not on a developed road or route that is part of any emergency evacuation plans or emergency response plans. The development of the site will have to meet the minimum access requirements of the Ventura County Fire Protection District. As such it will not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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

The site is within a Very High Fire Hazard Zone that is within the Local Responsibility jurisdiction. The telecommunications facility does not have staff on-site and as such would not expose people, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The development of the site will have to meet the minimum access requirements of the Ventura County Fire Protection District and as such the potential impact is less than significant.

X. HYDROLOGY AND WATER QUALITY: Would the project:

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

The telecommunications facility is unmanned and thus will not discharge any waste. The project is exempt from the Countywide National Pollution Distribution Elimination System (NPDES) Permit requirements as the site is below the one-acre size threshold. As such water discharged from the 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 operation of the facility would not require an onsite supply of water. There is no proposal to use a well or groundwater from the site. Therefore, there is no potential for a significant impact to the environment from depleting groundwater supplies or interfering substantially with groundwater recharge.

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

iv. Impede or redirect flood flows?

☐ ☐ ☒ ☐

(i-iv) The project includes a concrete pad that is approximately 1,200 square feet in size. This is a negligible increase in impervious surface. The area immediately surrounding the concrete pad will be covered in rock mulch which will allow infiltration and reduce runoff. As such the project will not have a significant impact with regards to erosion on- or off-site, surface runoff rates, etc. Pursuant to mitigation measure BIO-4 (see Section IV. Biological Resources) the Applicant must submit an Erosion Control and Best Management Practices Plan prepared by a qualified, licensed professional to address stormwater runoff and associated erosion/sedimentation during construction. In addition, the project is required to adhere to SVMC Section 9-64.030.C (Grading & Erosion Control). The purpose of this code is to prevent siltation, protect off-site property, and prevent soil loss during grading. The project is exempt from the Countywide National Pollution Distribution Elimination System (NPDES) Permit requirements as the site is below the one-acre size threshold. Therefore, the project will not substantially alter the existing drainage pattern of the site or area.

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

☐ ☐ ☒ ☐

The Project site is not located in a flood zone or near a large body of water that would produce seiches (seismically induced waves), nor is the site located in a tsunami inundation area. Therefore, there is no potential for a significant impact to the environment from a release of pollutants due to project inundation.

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

☐ ☐ ☒ ☐

The project is exempt from the Countywide National Pollution Distribution Elimination System (NPDES) Permit requirements as the site is below the one-acre size threshold. As such water discharged from site would not violate any water quality standards. Therefore, there is a less than significant impact to the environment from conflicts with or obstruction of water quality control or groundwater management plans.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. LAND USE AND PLANNING: Would the project:

- a) Physically divide an established community? ☐ ☐ ☐ ☒

The project site has an existing multifamily dwelling to the north and is otherwise surrounded by undeveloped land. As such it will not 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? ☐ ☐ ☐ ☒

Based on a review of the current General Plan, it has been determined that the project is consistent with goals, policies, and implementation measures adopted for avoiding or mitigating an environmental effect. The project complies with all thresholds related to biological resources, stormwater runoff, air quality, noise, and traffic generation. Therefore, there is no potential for a significant impact on the environment.

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) Based on the geotechnical site investigation, the subsurface soil conditions encountered in the project site during the field exploration consisted mainly of artificial fill, natural alluvial soils, and bedrock. 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 aside from sand and gravel for concrete aggregate in the alluvial soils, and there are no mineral resources in the artificial fill (Ref. #11, 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 Field Map (Ref. #12). 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. #13 <https://maps.conservation.ca.gov/oilgas/>). 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? ☐ ☒ ☐ ☐

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(a-b) The project site is located adjacent to an existing multi-family dwelling, which is considered a noise sensitive use per the City's General Plan. The General Plan establishes noise standards for noise sensitive land uses of 45 dBA Community Noise Equivalent Level (CNEL) (a time-weighted 24-hour average noise level based on the A-weighted decibel) for interior, and 63 dBA CNEL for private outdoor living areas. As the project site has no on-site staff and the satellite dish will be stationary for most of the time, the operation of the dish is not expected to generate a permanent increase in ambient noise levels in the vicinity of the project nor generate excessive groundborne vibration. The satellite accessory mechanical equipment will consist of an emergency back-up generator, deviator blower motor, and HVAC units. The blower motor is only expected to run during rainy conditions in order to keep water from reaching sensitive equipment. The highest projected noise reading for the blower motor is 68 dBA, and the other equipment is expected to have similar noise generation levels. In addition, the backup generator would operate only during loss of power to the site. The HVAC units utilized on site would have similar noise ratings to those used for single-family residences. Given the distance of approximately 80 feet to the nearest noise-sensitive land use (multi-family dwelling), and the attenuation of sound over distance, the maximum exterior noise levels at the residence generated by the satellite equipment would be below 40 dBA. This meets both the interior and exterior noise maximums of 45 dBA and 63 dBA, respectively, required by the General Plan.

Though there could be temporary increases in ambient noise levels and groundborne vibrations associated with project construction activities in excess of established General Plan maximums, SVMC Section 5-16.02(i) allows for noise resulting from construction activities to not be considered a nuisance if it occurs between the hours of 7:00 AM and 7:00 PM. Additionally, Section 5-16.02(h) prevents loud or unusual noise sources, such as pile drivers, from operating between 7:00 PM and 7:00 AM. Compliance with the City's Municipal Code and Goal N-3 of the City's General Plan would ensure that impacts associated with construction-related noise would be minimized and only occur during the approved hours for construction activity. In addition, the below mitigation measures have been incorporated into the project.

N-1 For all construction-related activities, noise-attenuation techniques must be employed as needed to ensure that noise remains as low as possible during construction. The following noise-attenuation techniques must be incorporated into contract specifications to reduce the impact of construction noise:

- i. Ensure that construction equipment is properly muffled according to industry standards and in good working condition.
- ii. Place noise-generating construction equipment and locate construction-staging areas away from sensitive uses, where feasible.
- iii. Schedule high noise-producing activities between the hours of 7:00 AM and 5:00 PM to minimize disruption on sensitive uses.

- iv. Implement noise attenuation measures, to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- v. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- vi. All stationary construction equipment (e.g., air compressors, generators, impact wrenches, etc.) must be operated as far away from residential uses as possible and must be shielded with temporary sound barriers, sound aprons, or sound skins.
- vii. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than five minutes.
- viii. Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent must investigate, take appropriate corrective action, and report the action taken to the reporting party.

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

The closest airport is the Van Nuys Airport, located approximately 13 miles southeast of the project site. The project site is not located within an airport land use plan area or within two miles of a public or private airport. Therefore, there would be no impact for the project related to safety hazards or excessive noise from airport related uses.

XIV. POPULATION AND HOUSING: Would the project:

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

The project is an unstaffed telecommunications facility with no associated extension of infrastructure. As such there will not be a direct or indirect inducement of substantial population growth. Therefore, there is no 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? ☐ ☐ ☐ ☒

Based on the site visit, 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:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The property is located 2.2 miles from Ventura County Fire Protection District Station Number 41, located at 1910 Church St, Simi Valley, CA 93065. Due to the existing streets, short distance, and level topography from the station to the site, the fire district 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 is no potential for a substantial impact associated with new facilities or personnel related to police services.

The use of the site as a telecommunications facility will not require any additional government facilities such as schools, parks, etc. and, therefore, would not result in any adverse physical impacts associated with providing such facilities.

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) The project does not propose any habitable structures. Therefore there will be no increase in use of existing neighborhood and regional parks or other recreational facilities, and the project will not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

XVII. TRANSPORTATION: Would the project:

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project has been reviewed by the City's Traffic Engineering Division and it has been determined that the project would not affect any public transit or bicycle facilities. Therefore, the project would not have any impact to the environment from a conflict with adopted policies, plans, or programs addressing the circulation system.

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

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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. CEQA Guidelines Section 15064.3 establishes VMT as the most appropriate measure of transportation impacts, shifting away from the analysis of a project's effect on level of service 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 include the following:

- Projects that generate less than 110 trips per day (net) as calculated using Trip Generation
- Standalone retail projects less than 50,000 square feet in gross floor area located within neighborhoods
- Community-serving projects such as parks, libraries, or other projects deemed by the City Engineer to have a less than significant impact
- Projects with 100% affordable residential units
- Projects located within 0.5 miles of the Simi Valley Metrolink Station
- Projects located within mapped areas of 5% below the City's background VMT as determined by the City Transportation Analysis Model

As the project is a telecommunications facility without on-site staff, it will not generate a significant number of trips. Therefore, the project's potential impacts on the environment related to a conflict or inconsistency with CEQA Guidelines Section 15064.3, subdivision (b) would be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

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The Ventura County Fire Protection District has reviewed the project and determined that their standards would be satisfied. Compliance with those design standards protects against the possibility of creating a substantial hazard due to a design feature. Therefore, there is no potential for a significant impact to the environment from a substantial increase in hazards due to a design feature.

- d) Result in inadequate emergency access?

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The Ventura County Fire Protection District has reviewed the project and determined that their standards would be satisfied. Therefore, there is no potential for a significant impact to the environment from inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

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

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

A Phase 1 Archaeological Resources Report was prepared for the project site (Ref. #5). The Report concluded that, after an extensive records search and site survey, there were no historical or tribal cultural resources associated with the site.

However, to comply with State law AB52, the City invited local interested Native American tribes to consult on the project. The Fernandeño Tataviam Tribe of Mission Indians requested consultation. The tribe reviewed the project and requested that a Native American monitor be present during rough grading of the site. Therefore, the applicant has incorporated the following mitigation measures into the project:

MM-TCR1: The Project shall retain a professional Native American monitor procured by the Fernandeño Tataviam Band of Mission Indians to observe all ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, backfilling, blasting, stripping topsoil or a similar activity, and any archaeological work conducted during project implementation. If cultural resources are encountered, the Native American

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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monitor will have the authority to request that ground-disturbing activities cease within 60-feet of discovery, to assess and document potential finds in real-time.

MM-TCR2: The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground-disturbing activities.

MM-TCR3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5, and that code must be enforced for the duration of the project.

Therefore, with incorporation of the above mitigation measures, there is no potential for a significant impact to the environment from a substantial adverse impact to 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? ☐ ☐ ☒ ☐

The project will result in the relocation of a Southern California Edison (electrical) transformer and installation of underground conduit to connect the proposed satellite dish and associated equipment to this power source. The new location of the transformer is in a highly disturbed area and the new utility lines will be installed along a well-established dirt roadway leading to the satellite dish's building pad. Any work within the overhanging oak tree's Tree Protected Zone will need to meet the mitigation requirements laid out in Section IV. Biological Resources. Therefore, there would be a less than significant impact to the environment due to relocation or construction of new utilities systems.

- b) Have sufficient 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? ☐ ☐ ☐ ☒

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

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

(b-e) As this is an unstaffed satellite dish array with associated electrical and mechanical equipment, with no proposed landscaping, there are no utilities required for the site other

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than electrical. In addition, there will be no wastewater or solid waste generated by the project. Therefore, there will be no significant impact to the environment as a result of insufficient water supplies or need to accommodate additional wastewater or solid waste.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(a-d) The project site is identified as a potential wildfire hazard area as shown on the Fire Hazard Map in the City of Simi Valley General Plan (Ref. #14: City of Simi Valley, General Plan, Figure S-3, pg. 8-14), and is located within a CalFire Very High Fire Hazard Severity Zone (Ref. #15). The proposed project will not substantially impair an adopted emergency response plan or evacuation plan as the project is located at the end of a private street past the existing multifamily dwelling. As such the project would not impede on the use of this road for evacuation of the multifamily dwelling. The facility will be unmanned and as such will not expose occupants to pollutant concentrations from a wildfire or flooding or landslide. The project will utilize an existing access road and all utilities will be run underground to the project site and thus will not exacerbate fire risks.

In addition, the project will be required to comply with Ventura County Fire Protection District Conditions of Approval issued for the conceptual approval, prior to obtaining any building permit for the new structures. Therefore, there would be a less than significant impact to the environment from the effects of wildfires.

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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Based on the information in Section IV. a) (Biological Resources), there are no rare or endangered species present on the site. Based on the information in Section V. (Cultural Resources) there are no cultural resources likely to be found on site. Monitoring during

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading as warranted will be conducted to ensure that no cultural resources are destroyed. The Project site is undeveloped and there are no historical structures located on the site. However, mitigation has been incorporated into the project to ensure the protection of any potential Tribal Cultural Resources, the adjoining drainage, and oak trees such that construction on this site will not substantially degrade the quality of the environment.

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

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

☐ ☐ ☒ ☐

The project is a stand-alone telecommunications facility located in an area with limited current development and limited potential for further developments due to topography, limited access and the proximity of the Arroyo Simi. The project is an unmanned facility and as such will not have significant impacts on traffic, construction of utilities, emissions, etc. As such the project will not have significant cumulatively considerable impacts.

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

☐ ☒ ☐ ☐

Significant impacts to air quality and hydrology, and significant impacts from hazardous materials, geologic conditions, and noise have the potential to cause substantial adverse effects on human beings. As described above, the project will not have significant impacts to air quality or hydrology, or from hazardous materials or geologic conditions during operation of the telecommunications facilities. Mitigation measures have been incorporated into the project to ensure that impacts from noise during construction will be less than significant. Therefore, there is no potential for a significant impact to the environment from effects which will cause direct or indirect substantial adverse effects on human beings.

XXII. REFERENCES:

1. City of Simi Valley, Development Code, Title 9 of the City of Simi Valley Municipal Code (SVMC).
2. Forde Biological Consultants, Biological Inventory for 1700 Tapo Street, October 14, 2021
3. Forde Biological Consultants, Addendum Letter and Response to City of Simi Valley Comments for the 1700 Tapo St. Satellite Development Project, December 1, 2021
4. Apers Tree Service, Arborist Field Inspection, December 28, 2021
5. Robert J. Wlodarski/Historical Environmental Archaeological Research Team, Phase 1 Archaeological Study for a Proposed Satellite Dish, October 2021
6. Advanced Geotechnical Services, Geotechnical Engineering Study, Proposed Communications Facility, 1700 Tapo Street, Simi Valley, California, December 18, 2020
7. California Department of Conservation, Division of Mines and Geology, State of California Earthquake Fault Zones, Simi Valley West Quadrangle, May 1, 1999.
8. City of Simi Valley, General Plan Update: Final Environmental Impact Report, SCH 2009121004, June 2012.
9. City of Simi Valley, Building Code, Title 8 of the Simi Valley Municipal Code, 2019.
10. California Environmental Protection Agency, Department of Toxic Substances Control, EnviroStor Site Mitigation and Brownfields Reuse Program Database, <http://www.envirostor.dtsc.ca.gov>, accessed August 31, 2021.
11. California Division of Mines and Geology, Geology and Mineral Resources Study of Southern Ventura County, California, 1973.
12. California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map, March 22, 2001.
13. California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, Map W2-1, June 12, 2001.
14. City of Simi Valley, General Plan, Resolution No. 2012-27, May 24, 2012 (updated 2021).
15. CalFire, Very High Fire Hazard Severity Zones in LRA Map, October 6, 2010, https://osfm.fire.ca.gov/media/6023/simi_valley.pdf.
16. Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, 2016.
17. California Department of Conservation, California Geological Survey, State of California Seismic Hazard Zones, Simi Valley West Quadrangle, April 7, 1997.

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

Case Planner:
Environmental Planner:
Project Engineer:
Traffic Engineer:

Naren Gunasekera
Naren Gunasekera/Monica Dionne
Steve Benjamin
Justin Link