

CITY OF SIMI VALLEY

INITIAL STUDY ASSESSMENT FOR THE NORTH CANYON RANCH & REQUIRED ISLAND ANNEXATIONS PROJECT

1.0 PROJECT INFORMATION

1. **Project title:** North Canyon Ranch & Required Island Annexations Project

2. **Lead agency name and address:**
City of Simi Valley Planning Division
2929 Tapo Canyon Road
Simi Valley, CA 93063-2199

3. **Contact person and phone number:**
Claudia Pedroso, AIA, LEED AP, Principal Planner
CPedroso@SimiValley.org
(805) 583-6875

4. **Project location:** North Canyon Ranch: At the northwestern City of Simi Valley boundary, north of First Street and West of Erringer Road. Annexation Islands: Nine (9) locations, see Section 2.0, Project Description, Figure 2, North Canyon Ranch Tentative Tract Map, further below.

5. **Project sponsor's (applicant's) name and address:**
North Canyon Ranch: SVJV Partners, LLC. Development, 3649 Ninth Street, Riverside, CA 92501;
Attn: Keith Christiansen, Christiansen & Company

Required Island Annexations: City of Simi Valley (see #2 and 3 above)

6. **General plan land use designation(s):**
North Canyon Ranch: Currently designated as Residential Medium Density (3.6 - 5 dwelling units per acre (du/acre), Residential Moderate Density (5.1-10 du/acre), and Open Space – Urban Reserve (10-acre minimum lot size) in the Ventura County General Plan.

Required Island Annexations: The properties have been designated in the City of Simi Valley General Plan to match the underlying uses, as provided in the Project Description, including Residential Very Low Density, Residential Low Density, Residential Medium Density, and Community Park.

7. **Zoning:**
North Canyon Ranch: Ventura County has currently zoned the property as Open Space (OS), although the City has designated the property to include residential uses (see #6, above)

Required Island Annexations: Most of the properties have been pre-zoned to match the underlying uses, as provided in the Project Description, including Residential Estate (1 ac) (RE); Residential Very Low (20,000 square feet) (RVL); Residential Low (2.1-3.5 du/ac) (RL); Residential Moderate (5.1-10 du/ac) (RMod); Animal Overlay Zone (allows Animal Keeping on residential lots so designated, may require a CUP depending on animal type and use)(A). Remaining properties within

the Islands that have not been pre-zoned are proposed for similar re-zoning to match the underlying uses.

8. **Description of project:** The project is comprised of multiple properties to be annexed to the City of Simi Valley (City), including:
- North Canyon Ranch – Development and annexation of a residential project (project), proposed by SVJV Partners, LLC. Development, and
 - Required Island Annexations – Annexation of developed nine (9) County areas within or adjacent to City boundaries, referred as County Islands.

See Section 2.0, Project Description, for further information.

9. **Surrounding land uses and setting:**

North Canyon Ranch: Open space to the north/northwest; commercial and business park development to the south/southwest, and residential and public facilities (fire station) development to the east.

Required Island Annexations: various urban uses, including residential, commercial, golf course, parkland and open space

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

North Canyon Ranch: Ventura County Local Agency Formation Commission; potentially the California Department of Fish and Wildlife and US Army Corps of Engineers (waters/wetlands and California gnatcatcher). This list may be updated in the Environmental Impact Report (EIR).

Required Island Annexations: Ventura County Local Agency Formation Commission

2.0 PROJECT DESCRIPTION

Summary

This Initial Study has been prepared pursuant to the California Environmental Quality Act (CEQA) to address the potential environmental impacts of multiple County properties to be annexed to the City of Simi Valley (City), including:

- 1) **North Canyon Ranch** – development and annexation of a residential project (project), proposed by SVJV Partners, LLC Development.
- 2) Required **Island Annexations** – annexation of developed County areas completely surrounded by City jurisdiction, referred as County Islands.

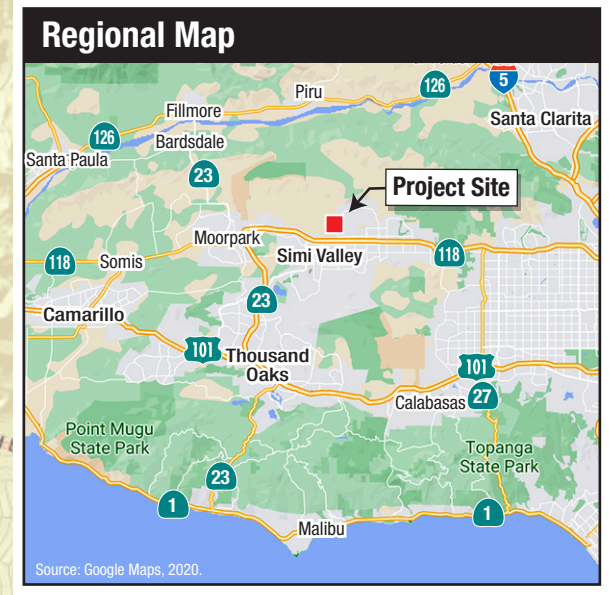
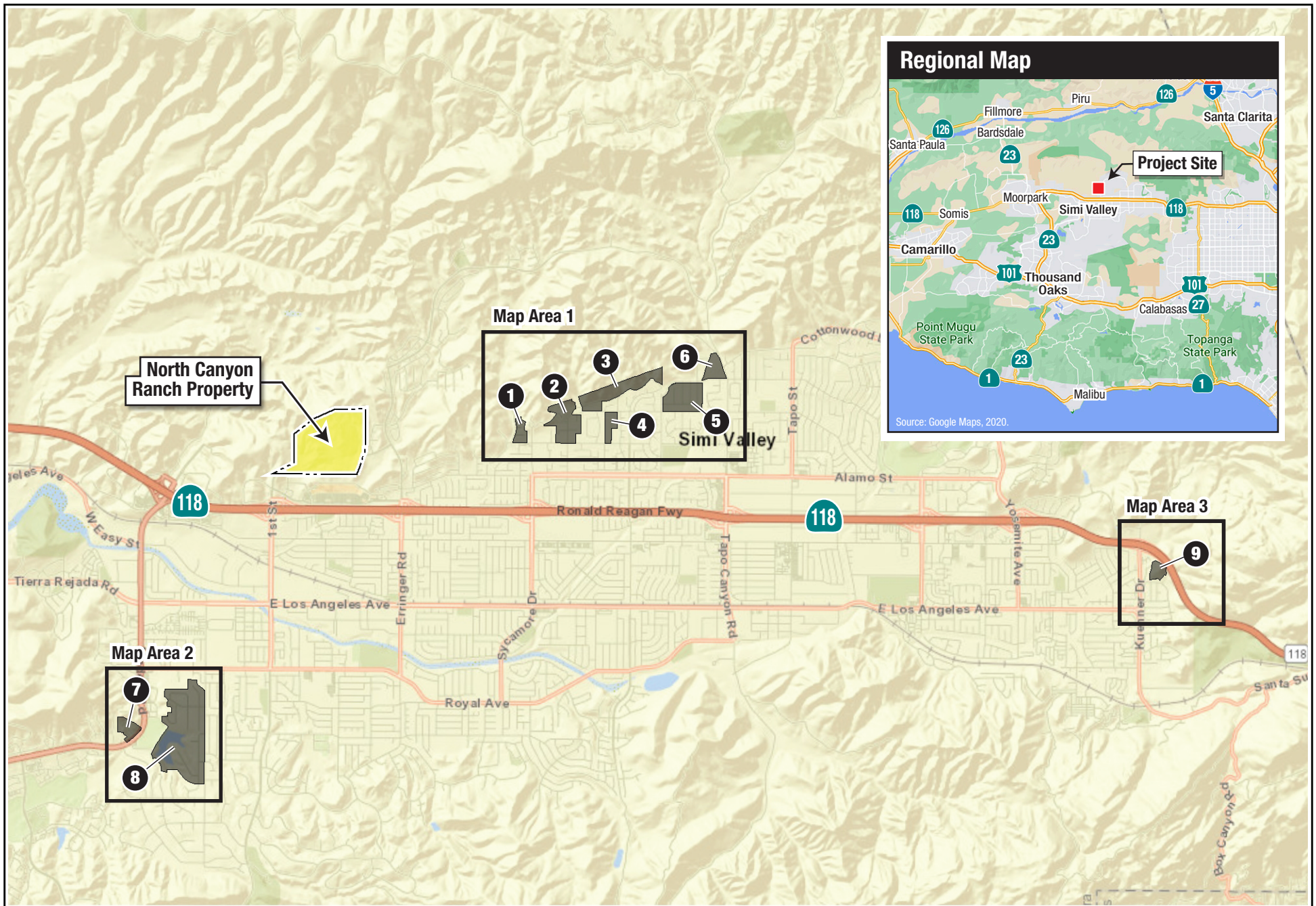
Component Project Proposals

North Canyon Ranch

The North Canyon Ranch project site is located in the northwestern portion of Simi Valley, north of the 118 Freeway and west of Erringer Road, as shown in **Figure 1, North Canyon Ranch and Required Island Annexations Location Map**. The site would be served by the project's extension of Falcon Street, from Erringer Road on the east to the northerly terminus of First Street on the west. The project TTM would subdivide the current site, which is currently one County Assessor's Parcel No. (APN), 615-0-500-075. The North Canyon Ranch project site boundary encompasses an irregularly shaped land area measuring 160.32 acres (rounded to 161 acres hereafter), as shown in Figure 1 and **Figure 2, North Canyon Ranch Tentative Tract Map**. The site is located just north of the existing multi-family development known as the "Avalon," which is located on the north side of Jefferson Way, just north of the Simi Valley Town Center mall. The project site is currently unincorporated Ventura County territory, which is proposed for annexation to the City of Simi Valley. The project would construct a residential development of 159 single family homes and 50 multi-family units, along with open space, roadways, landscaping and slope areas, as detailed in **Table 2-1, North Canyon Ranch Land Use Summary**. Project approval requires certification of the EIR, and approval of the project entitlement requests by the City, followed by Ventura County Local Agency Formation Commission (LAFCO) annexation approval.

Table 2-1
North Canyon Ranch Land Use Summary

Land Use	Dwelling Units (du) (Lots)	Acreage
Single Family Residential	159 du, 159 lots	27.22
Multi-Family	50 du, 1 lot	5.39
Streets (including ingress/egress)	(11 lots)	17.34
Open Space ^b	(1 lot)	70.82
Pocket Parks	(2 lots)	0.43
Landscaping	(5 lots)	1.38
Drainage Basins	(2 lots)	13.93
Slopes	(2 lots)	32.81
Total	210 du	160.32
Source: Christiansen & Company, Tentative Tract Map 5658-A, North Canyon Ranch, January 2020.		



Source: ESRI World Street Map Background Imagery, 2020.

NORTH CANYON RANCH AND REQUIRED ANNEXATION ISLANDS – INITIAL STUDY/NOP

envicom

North Canyon Ranch and Required Island Annexations Location Map



PROJECT CONTACTS

SJV PARTNERS, LLC
701 N. 44TH STREET
PHOENIX, AZ 85008
CONTACT: PATRICK SOVREFORN
PH: 480-426-7003
FAX: 480-426-7000
EMAIL: PATRICK@SJVPP.COM

CIVIL ENGINEER/ PLAN PREPARER

CHRISTIANSEN & COMPANY
3519 NINTH STREET
RIVERSIDE, CA 92501
CONTACT: KEITH CHRISTIANSEN - HCL 30033
PH: 951-505-4713
FAX: 951-505-4497
EMAIL: KEITH@CHRISTIANSEN@COO.CIVIL

LANDSCAPE ARCHITECT

LAND ARQ, INC.
802 S. MILLIKEN AVE., STE E
ONTARIO, CA 91761
CONTACT: FAUSTO REYES
PH: 951-505-8021
EMAIL: FAUSTO@LANDARQ.COM

MAP PREPARATION DATE

DECEMBER 30, 2017

ASSESSOR PARCEL NO.

610-0300-010

ZONING

EXISTING: OS-160 IN UNINCORPORATED VENTURA COUNTY
PROPOSED: RM-100 (SFR-DETACHED) & MF-ATTACHED) OS
SURROUNDING: RCC (SP), RM (RM)

GENERAL PLAN DESIGNATION:

EXISTING: OS-160
PROPOSED: RM-100
SURROUNDING: URBAN, OPEN SPACE, URBAN RESERVE

AREA CALCULATION

ITEM	DEVELOPER'S PLANNING	OWNER	AREA (AC)	%
RESIDENTIAL (LOTS 1-159)	21.22	PRIVATE	16.98	
RESIDENTIAL (LOT 160)	5.39	PRIVATE	3.39	
STREET LOTS (LOTS A LOT K)	17.31	INCP. SFR/CPFP	10.82	
OPEN SPACE (LOT L)	70.82	PARK DIST.	44.17	
POCKET PARKS (LOTS R & W)	1.43	LANDSCAPE	0.37	
LANDSCAPE (LOT Q-Q & S-T)	1.04	LANDSCAPE	0.96	
IRRAWADD BASINS (LOTS M-N)	13.85	GRADING/IRRIGATION	8.69	
STOPS (LOT U & V)	22.81	GRADING/IRRIGATION	14.65	
TOTAL	180.32		100.00	

MINIMUM LOT SIZE FOR SFR=9000 SF, MAXIMUM LOT SIZE FOR SFR=3867 SF
AVERAGE LOT SIZE FOR SFR=7990 SF
* DEVELOPER'S LOT LINE CORRESPONDS WITH THE 20 PERCENT LINE, BUT
EXTENDS WHERE A LANDSCAPE REMOVAL AND SLOPE STABILITY IS REQUIRED.
LETTERED LOTS ARE TO BE DESIGNATED TO MAINTENANCE ASSOCIATION

PARKING:

SPACES	ADA	TOTAL
TOWNHOMES	18	20

UTILITIES

SEWER: CITY OF SIMI VALLEY SANITATION DIVISION
2520 TAPO CANYON ROAD
SIMI VALLEY, CA 91353
PH: 805-583-6786

WATER: CITY OF SIMI VALLEY WATER WORKS DISTRICT NO. 8
2520 TAPO CANYON ROAD
SIMI VALLEY, CA 91353
PH: 805-583-6786

ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
3985 FOOTBALL DR
THORNTON, CA 91361
PH: 805-494-1012

GAS: SOUTHERN CALIFORNIA GAS COMPANY
877 OAKMONT LANE
SIMI VALLEY, CA 91353
PH: 818-701-5233

TELEPHONE/CABLE: A1&I
2250 WARD AVENUE
SIMI VALLEY, CA 91353
PH: 818-313-6884

FIRE: VENTURA COUNTY FIRE PROTECTION DISTRICT
160 DUFFLEY AVENUE
CARMELITE, CA 93010
PH: 805-388-0710

EARTHWORK

CUT (CY)	FILL (CY)
1,216,800	606,150
LOSSES (20%):	(360,045)
TOTAL:	857,755 CY
IMPORT/EXPORT:	249,810 CY USED FOR REMEDIAL GRADING LOSSES
DISTURBED AREA:	90.91 AC

SCHOOL DISTRICT:

SIMI VALLEY UNIT 153 SCHOOL DISTRICT
875 E. COGGIN ST.
SIMI VALLEY, CA 91355
PH: 805-520-8500

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE AREA OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS A AS SHOWN AND DESCRIBED ON 11/14/2014 CLAIM PARCEL MAP
WASHER NO. 1, EARL RECORDED JANUARY 11, 2014 AS INSTRUMENT NO.
04-021289 OF OFFICIAL RECORDS AND BEING A PORTION OF SUBDIVISION
DEVELOPED AS TAPO UPON THAT CERTAIN MAP ENTITLED MAP OF THE
LANDS OF RANCHO SIMI VALLEY IN VENTURA AND LOS ANGELES COUNTIES,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 3, PAGE 105 MAPS IN THE CITY OF VENTURA
RECORDS OF SAID COUNTY.

ALLSAL PROPOSED MAPS 11/14/2014 JANUARY 2015 PREPARED BY INLAND ALLSAL

NOTE: NO CHANGE IN OVER 30' IN HEIGHT THAT APPLICABLE SIGN (1) SIGN (1) SHALL BE PLACED WITHIN LINE OF SIGHT LIMITS.

NOTE: ALL LETTERED LOTS, ROAD RIGHT-OF-WAY LANDSCAPING, AND DETENTION BASINS SHALL BE OWNED AND MAINTAINED BY THE HOEAL OWNERS ASSOCIATION (HSA). HOEAL SHALL MAINTAIN HILL MODIFICATION ZONE. NOT DEVELOPABLE.

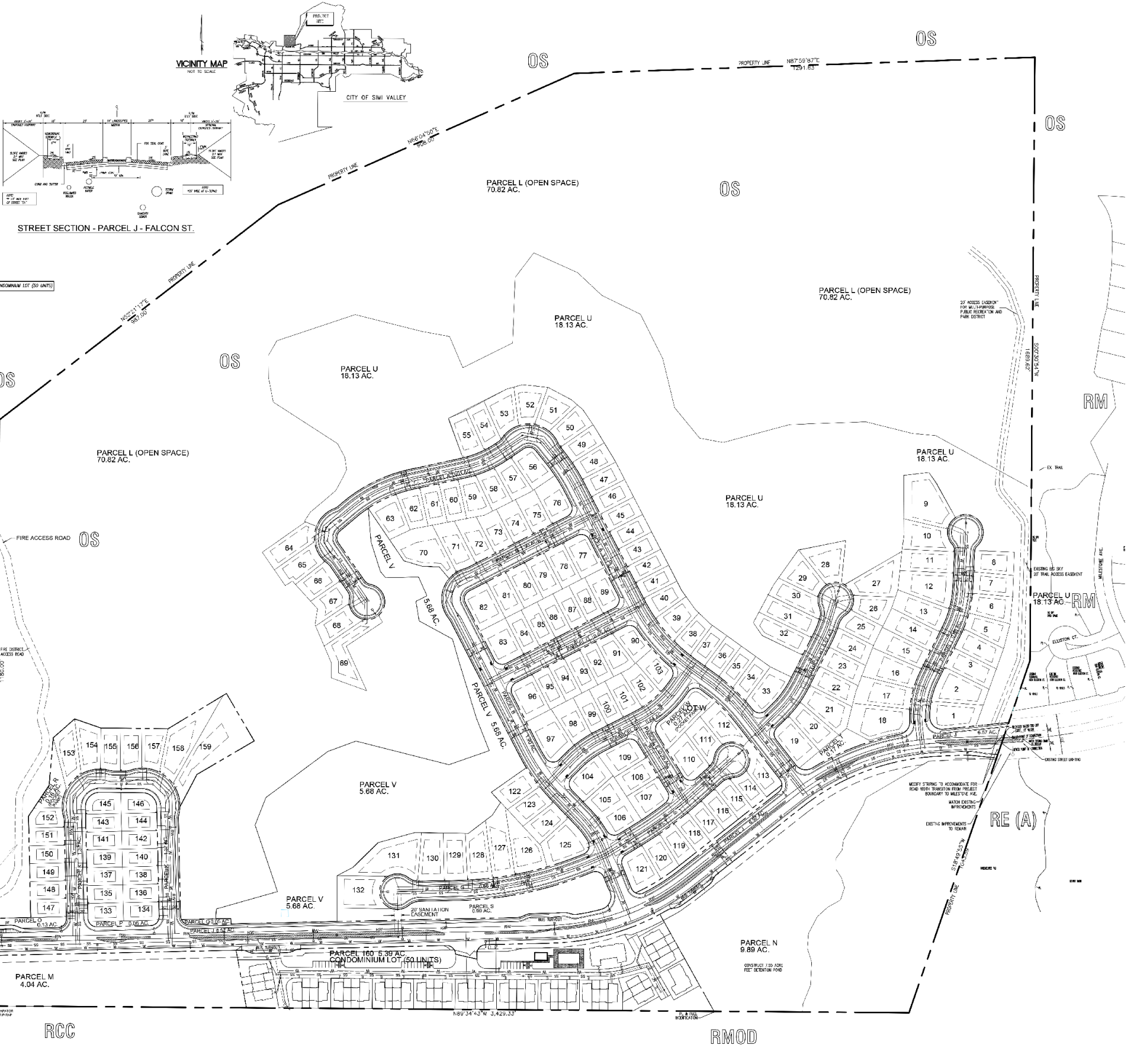
NOTE: HOUSE DESIGNS FOR LOT DEVELOPMENT SHALL BE PER MASTER PLANNED DEVELOPMENT PERMIT.

NOTE: ALL LETTERED LOTS AND OPEN SPACE LOTS ARE NOT DEVELOPABLE.

NOTE: ALL CONCEPTUAL LAYOUTS HAVE 20' REAR YARD SETBACKS AND 10' SIDEYARD SETBACKS.

Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table	
PARCEL	Area	PARCEL	Area	PARCEL	Area	PARCEL	Area	PARCEL	Area
A	3.01	1	6258	46	6782	91	6750	126	5000
B	1.90	2	10786	47	5781	92	5536	127	5000
C	0.95	3	8196	48	6180	93	5000	128	5000
D	0.84	4	7775	49	6150	94	5550	129	5000
E	0.29	5	7195	50	6910	95	5529	130	5000
F	0.86	6	7687	51	7513	96	7375	141	5000
G	0.86	7	6761	52	7634	97	9524	142	5000
H	0.57	8	6991	53	8236	98	7138	143	5000
I	0.88	9	7582	54	6613	99	5640	144	5000
J	6.37	10	9671	55	7228	100	5659	145	5659
K	1.37	11	8931	56	6742	101	6313	146	5395
L	70.82	12	11884	57	6469	102	5484	147	5084
M	4.94	13	8345	58	6391	103	5504	148	5000
N	8.89	14	9020	59	7153	104	7446	149	5000
O	0.13	15	8919	60	6144	105	7279	150	5000
P	0.96	16	10863	61	6067	106	6175	151	5227
Q	0.05	17	10732	62	6030	107	6892	152	6712
R	5.88	18	12628	63	6219	108	6709	154	8455
S	0.89	19	8035	64	9187	109	7144	155	6009
T	0.17	20	8153	65	8144	110	7481	156	6879
U	18.13	21	10980	66	6833	111	6661	157	7146
V	0.27	22	7551	67	6832	112	6991	158	15084
		23	7581	68	6908	113	7435	159	23957
		24	6757	69	12330	114	5000	160	2345.08
		25	6275	70	14675	115	8431		
		26	6929	71	8469	116	5299		
		27	11312	72	7475	117	5185		
		28	8655	73	6612	118	5088		
		29	8225	74	6505	119	5710		
		30	7915	75	6464	120	6518		
		31	8834	76	7011	121	7627		
		32	6633	77	6859	122	7200		
		33	7261	78	6877	123	6730		
		34	5668	79	6871	124	7633		
		35	5307	80	6865	125	8688		
		36	5268	81	6859	126	7846		
		37	5255	82	7983	127	11326		
		38	5462	83	7983	128	13433		
		39	7314	84	5885	129	8445		
		40	5688	85	5695	130	9094		
		41	5294	86	5689	131	17511		
		42	5283	87	5689	132	11573		
		43	5787	88	5686	133	5003		
		44	5786	89	5683	134	5083		
		45	5784	90	5187	135	5000		

8/26



Source: Christiansen & Company, Nov. 16, 2021.

Island Annexations

Nine unincorporated areas (Islands 1 – 9) currently under Ventura County jurisdiction are located within the City’s adopted Sphere of Influence (SOI) and City Urban Restriction Boundary (CURB) boundaries. These areas are proposed for annexation to and by the City, along with the proposed incorporation of the North Canyon Ranch project property, as detailed in **Table 2-2, Required Island Annexation Areas Land Use Summary** and shown in **Figure 3, Required Annexation Islands 1, 2, 3 and 4, Figure 4, Required Annexation Islands 5, 6 and 9, and Figure 5, Required Annexation Islands 7 and 8.**

Table 2-2
Required Island Annexation Areas Land Use Summary

Island No.	Number of Parcels (APNs)	Number of Dwelling Units ^(a)	Number of Vacant Res. Parcels (i.e., potential new Dwelling Units)	Land Area	Land Area (gross acres – 2019 City data)	City General Plan Land Use Designation	City Zoning (Proposed Zoning and Pre-Zoning)
1	29	29	0	8.5	10.67	Very Low Density	RL / (A) ^(f)
2	56	57 ^(b)	1	37.66	38.74	Very Low Density	RE / RVL / (A)
3	28	24 ^(c)	2	43.92	44.05	Very Low Density / Open Space	RE (A)
4	12	12	0	10.45	10.50	Very Low Density / Low Density	RL / (A)
5	128	125	0	32.14	39.78	Medium Density	RL
6	5	1	0	14.14	14.69	Low Density	RL / RMod
7	13	13	0	12.28	13.15	Low Density / Medium Density	RE
8	171	164	2	130.35	145.54	Very Low Density / Low Density	RL / RVL / RE / and OS for the Lake
9	2	0	0	9.04	8.94	Community Park	RE / -
Total	444	425^(d)	5	298.47^(e)	326.06		

Source: Parcel Data from Rincon for City of Simi Valley, June 2020. Pre-Zoning, City data 2019/2020.

Key to General Plan Residential Designations (allowable density or size): Residential Estate (0-1 du/ac); Very Low Density (0-2 du/ac); Low Density (2.1-3.5 du/ac); Medium Density (3.6-5.0 du/ac); Community Park (typically range in size from a minimum of 20 acres to 200 acres or more).

Key to Zoning Districts (min lot size): RE = Residential Estate (1 ac); RVL = Residential Very Low (20,000 square feet); RL = Residential Low (2.1-3.5 du/ac); RMod = Residential Moderate (5.1-10 du/ac); (A) = Animal Overlay Zone (allows Animal Keeping on residential lots so designated, may require a Conditional Use Permit (CUP) depending on animal type and use)

** Indicates pre-zoning has occurred and re-zoning to similar zones as the existing County ones (as shown here) would be undertaken by the City

Notes: The APN column includes all Island Parcels with APNs. Not all APNs are residential lots. Some APNs encompass roadways, flood infrastructure, Sinaloa Lake, etc., and thus the next two columns do not sum to equal the APN column.

^(a) Some lots may include accessory dwelling units (ADU) on one or more lots, which are not included in these totals.

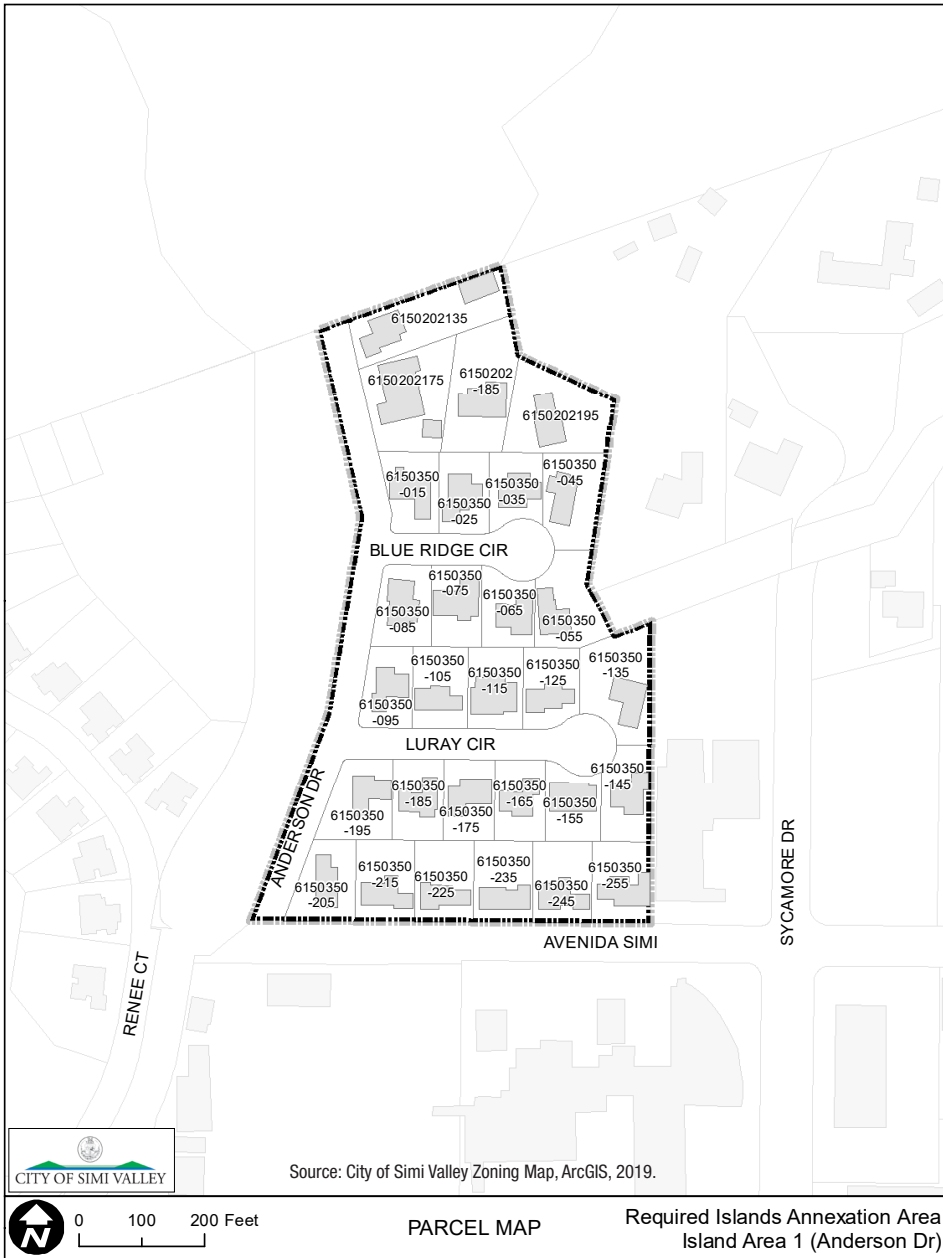
^(b) Includes a parcel with one duplex and two detached single family homes.

^(c) Includes a parcel with three detached single-family homes and a parcel with two detached single-family homes.

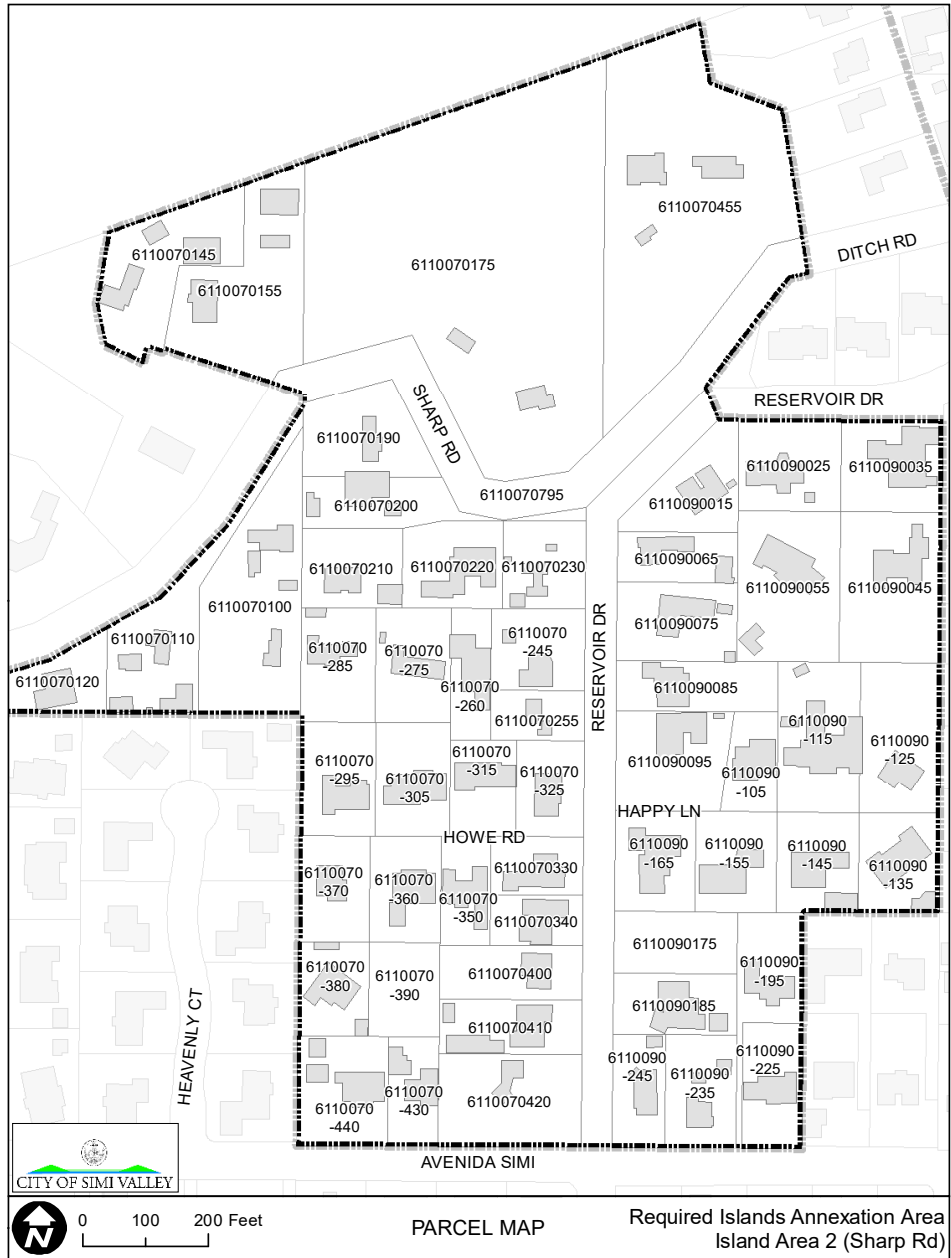
^(d) Existing residential count was established using Assessor’s records, supplemented with Google Earth and select site visits.

^(e) Total may not add exactly due to rounding.

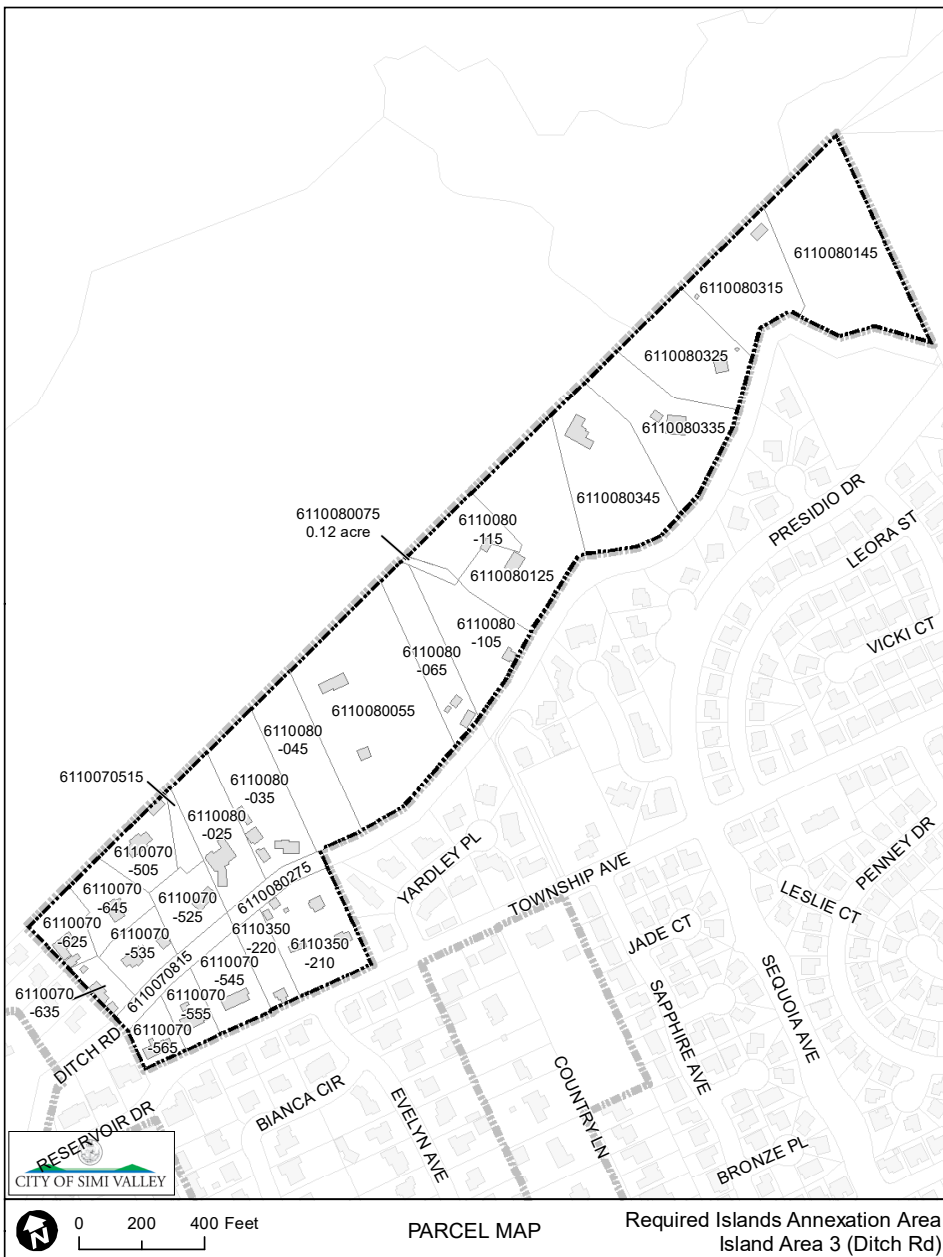
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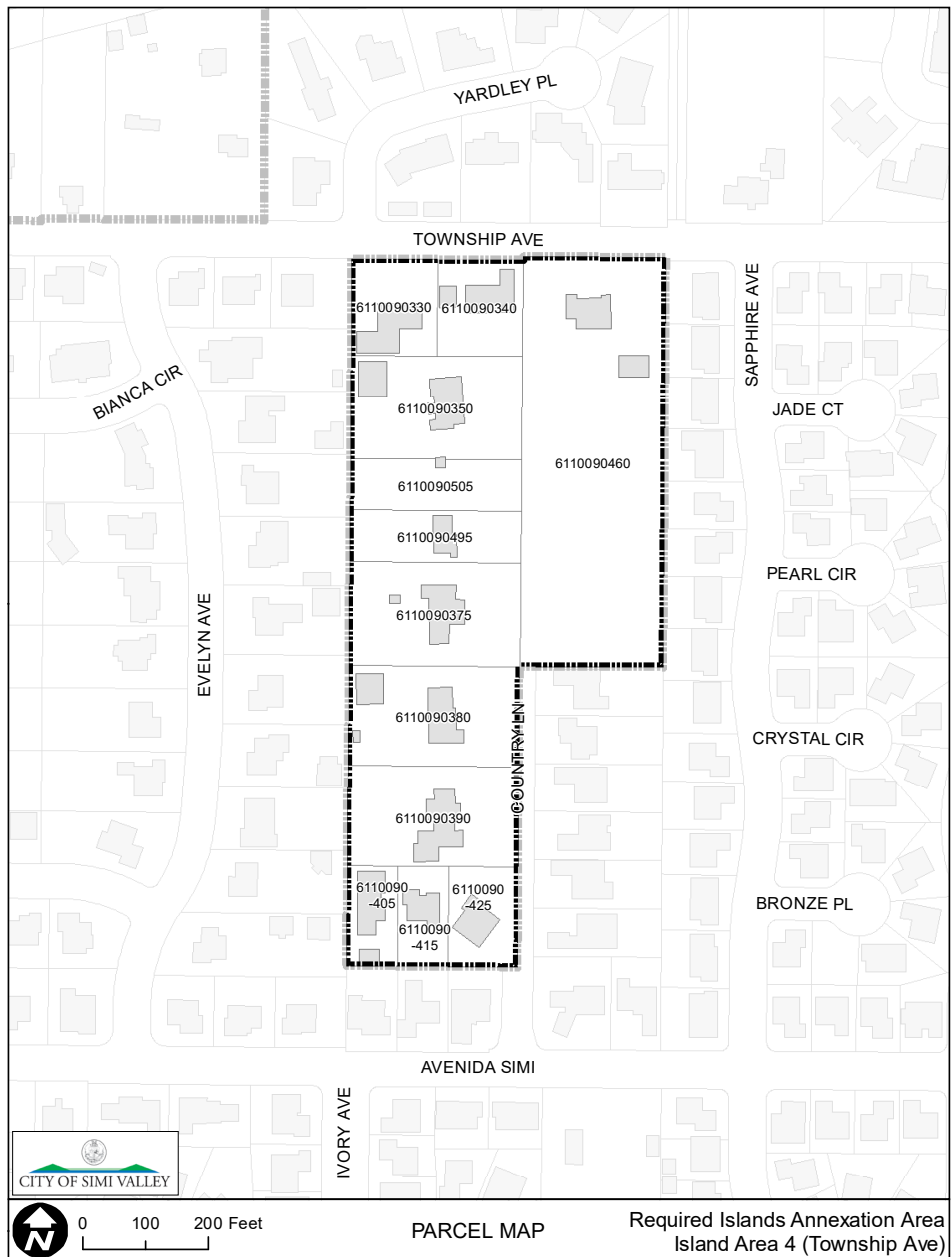
Area 2

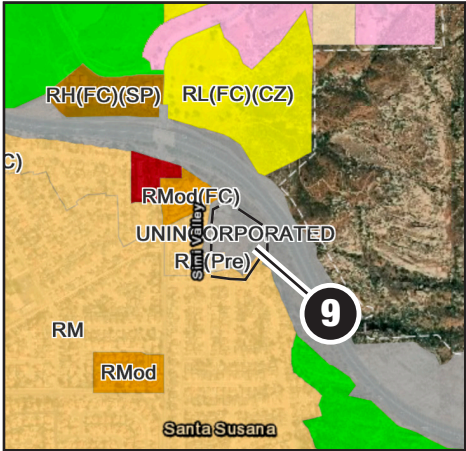
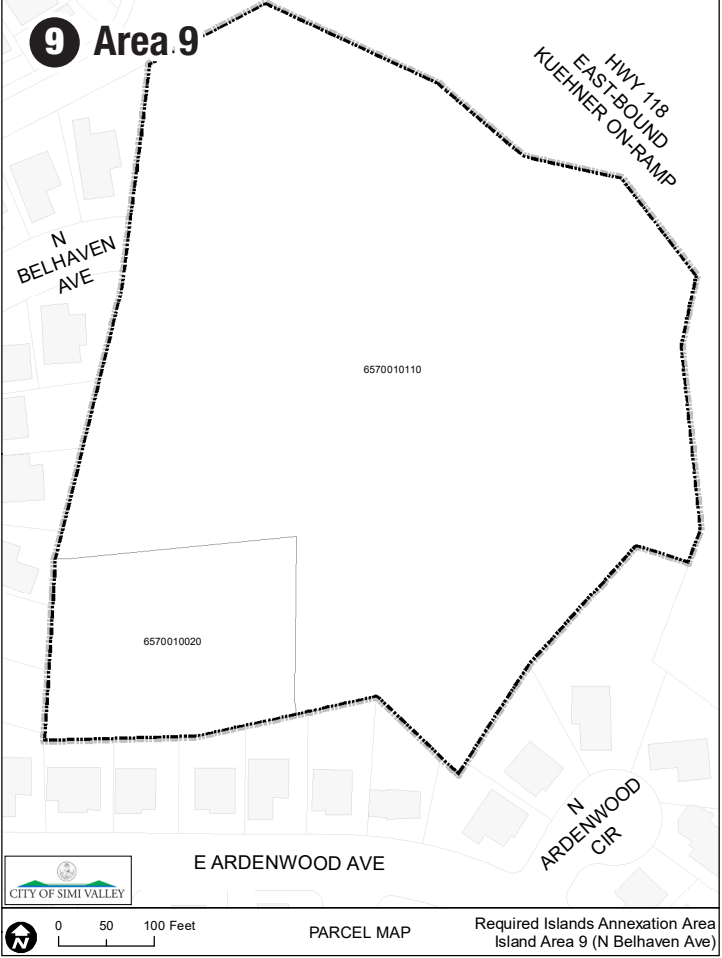
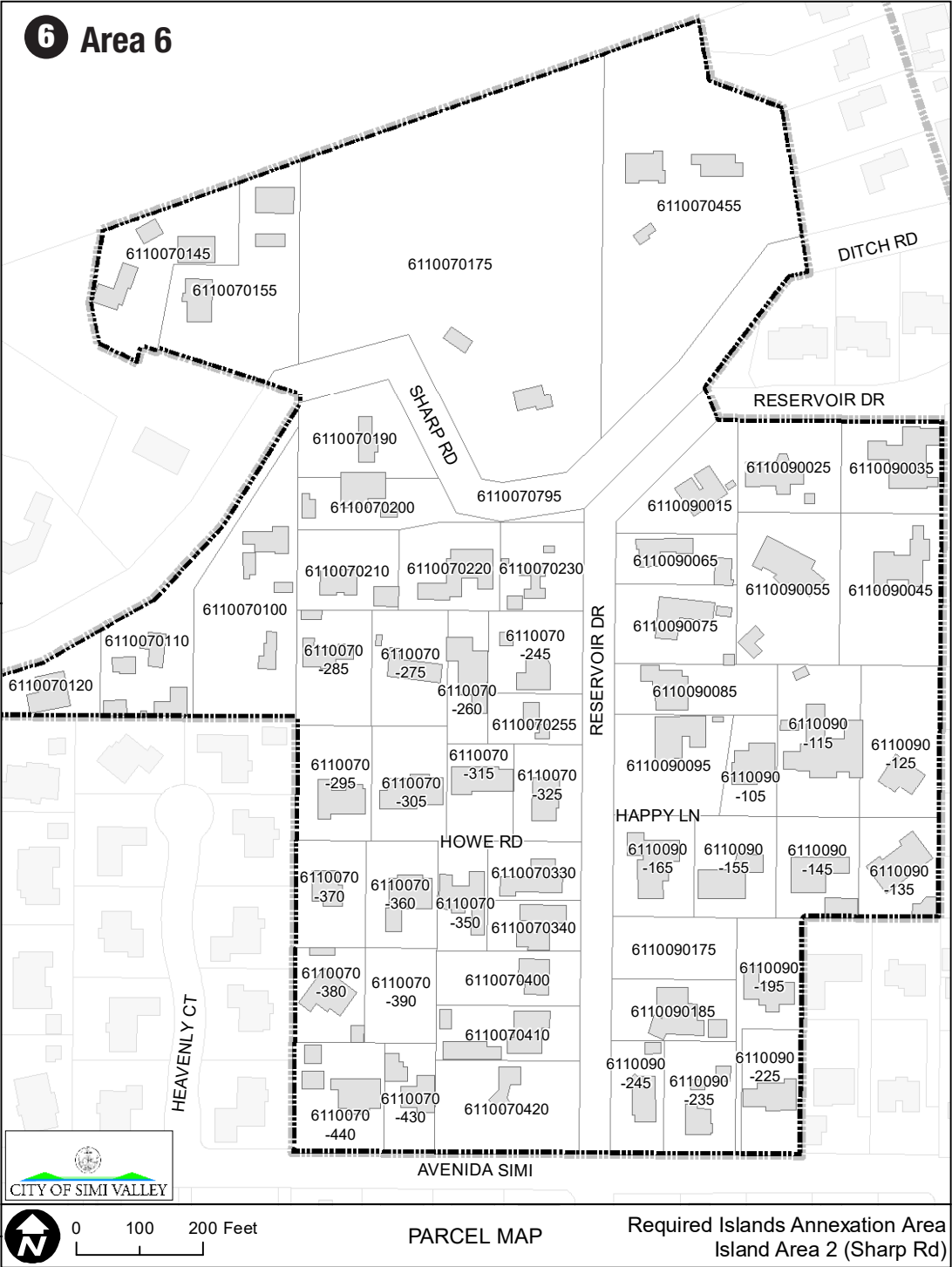
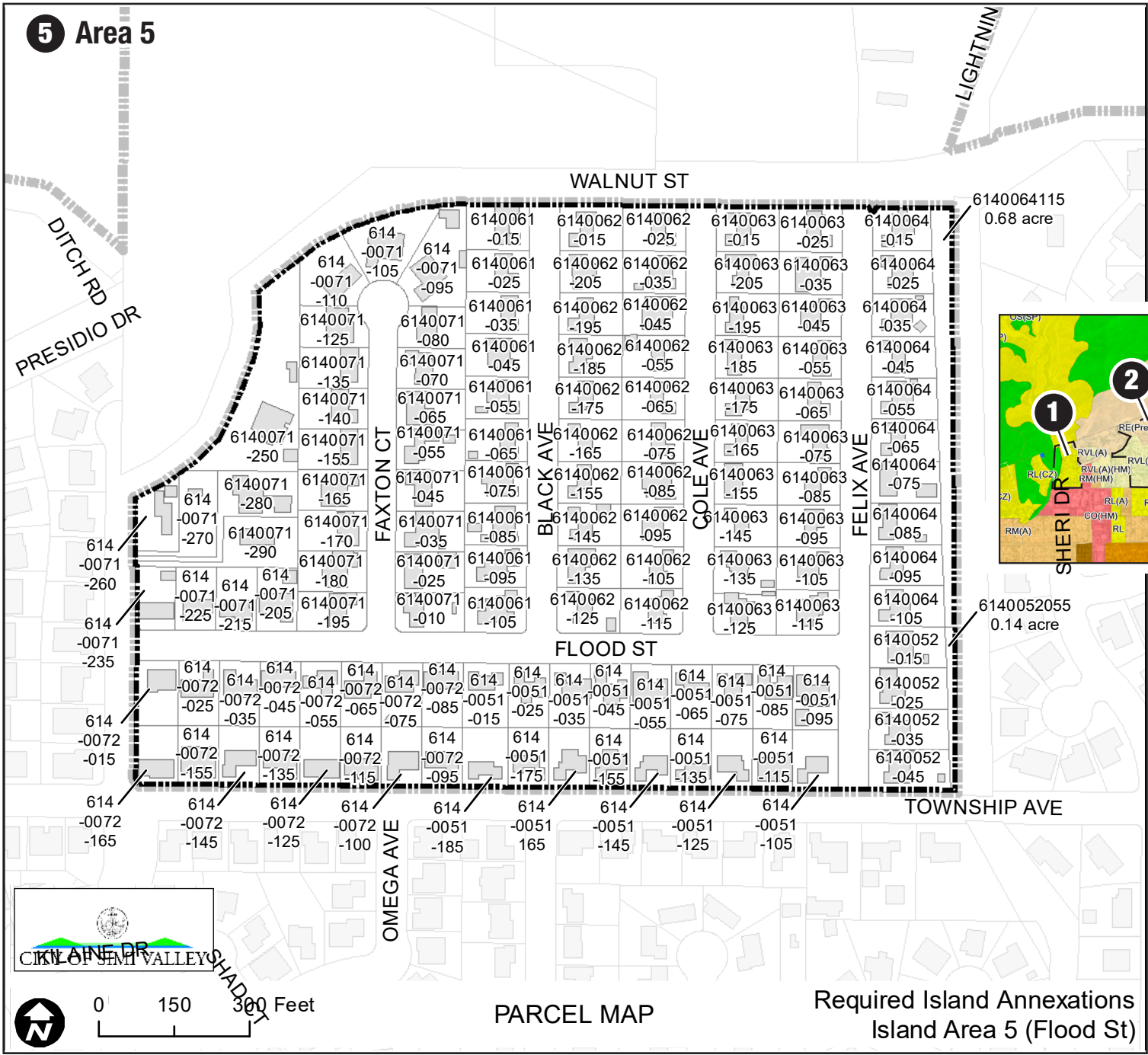


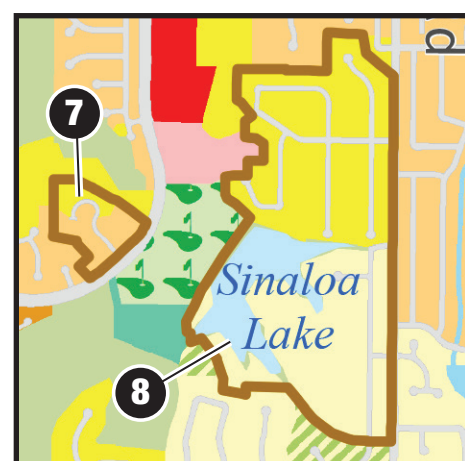
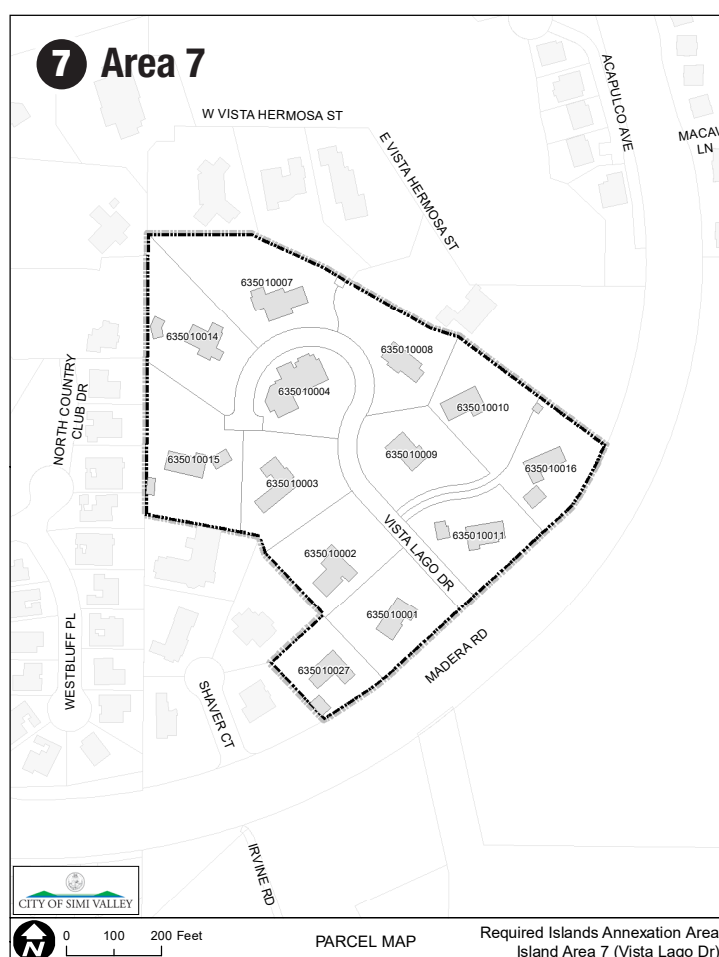
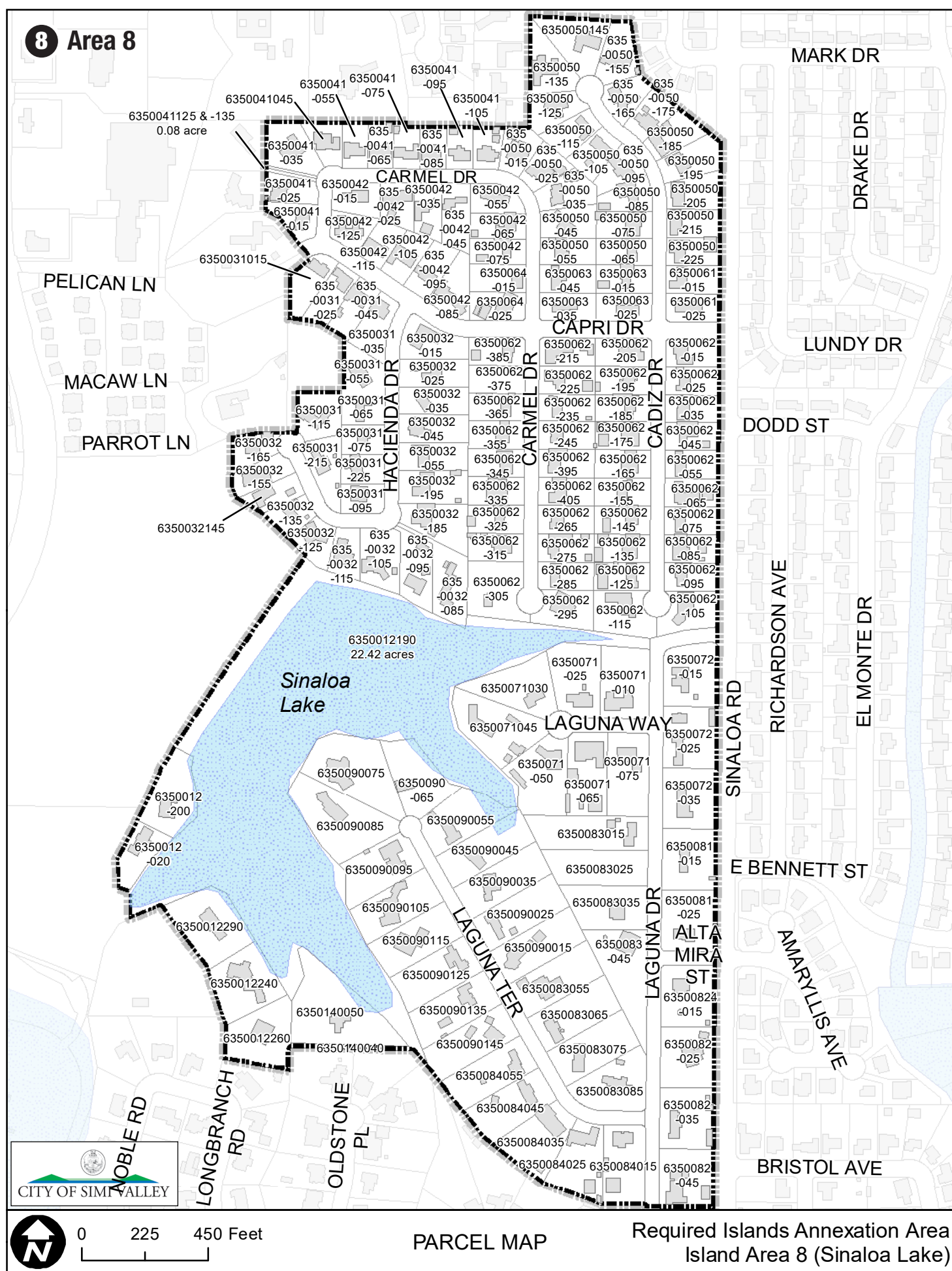
Area 3



Area 4







The required annexation areas comprise 444 parcels, most of which are developed with single family homes but also include several duplexes; three open space lots; and five (5) potentially developable, residential, vacant lots; for a total land area of 326.06 acres (rounded to 326 acres hereafter).

No physical changes are proposed at this time in the County Islands, and no foreseeable projects are proposed. However, five (5) residential lots are vacant and could be built out with single family homes in the future, generally requiring only a building permit. These lots are few in number and dispersed (see Table 2-2) and would be subject to City plan check and building permit review. Also, it is noted that Accessory Dwelling Units (ADUs) have been and continue to be permitted under certain circumstances on residential properties in the County and the City. Existing and proposed ADUs are not estimated in the table, as these ADUs require an approval process that exempts them from CEQA analysis. Each analysis section of the EIR evaluates whether the annexations would potentially result in physical impacts to the environment under CEQA. Annexation of these areas will require City approval, followed by the LAFCO annexation process.

Proposed Project Component Approvals

The EIR will address the proposed approval of the North Canyon Ranch project and the Required Island Annexations. Implementation of the project requires approvals which are expected to include but may not be limited to those shown in **Table 3, Project Approval Requests**.

Table 3
Project Approval Requests

Approval / Permit	Agency
North Canyon Ranch Property	
Annexation to the City of Simi Valley	LAFCO
General Plan Amendment – From: Residential Medium Density (3.6 - 5 du/acre) and Residential Moderate Density (5.1-10 du/acre), and Open Space – Urban Reserve (10-acre minimum). To: Residential Medium and Residential Moderate and Open Space	City
Zone Change – From: Un-zoned by City (County Zoned OS) To: RMod (Residential Moderate) and OS (Open Space)	City
Vesting Tentative Tract Map	City
Grading and Building Permits	City
Biological Resource Regulatory Approvals	Potentially: CDFW, ACOE, RWQCB, USFWS
Island Annexation Areas	
Annexation to the City of Simi Valley	LAFCO
Annexation to County Waterworks District No. 8 for potable water service	LAFCO
Detachment from County Service Area No. 32 which provides oversight of private septic systems in the unincorporated areas of the County	LAFCO
General Plan Amendment	City
Zone Change	City

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

☒ Aesthetics	☒ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology /Soils	☒ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☒ Population/Housing	☒ Public Services
☒ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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. Therefore, an EIR Addendum will be prepared.

Name: Sean Gibson

Title: Deputy Environmental Services Director/City Planner, City of Simi Valley

Signature: _____

Date: _____

4.0 INITIAL STUDY

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	☒	☐	☐	☐
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?	☒	☐	☐	☐
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

North Canyon Ranch

a. Potentially Significant Impact. Potentially substantial adverse effects on a scenic vista could occur if development would substantially obstruct or reduce views of a City scenic resource. The proposed project development would be similar to existing residential subdivisions nearby and would be lower density than the 3-story apartments to the south. There are ridgelines north of the project site and the visual simulation will evaluate the project's effects on scenic vistas or other views. This issue will be evaluated in the EIR.

b. Potentially Significant Impact. A significant impact would occur if scenic resources within a city-designated scenic highway would be damaged or removed by development of the proposed project. The 118 Freeway (SR 118) is identified as eligible for a scenic highway designation, although it has not been officially designated as a scenic highway at this time. The project site contains several trees, mostly in the southern half of the property; however, these are not visible from SR-118 or elsewhere outside the immediate vicinity, and the project arborist report indicates that none of the exiting trees will be removed by the project. The site does not include rock outcroppings, or historic buildings and as such would have no impact regarding these types of features. The project site would alter portions of slopes within the site by grading and introduction of residential structures; yet this change would not be substantial due to intervening topography and development. In addition, the project would be visually consistent with the existing surrounding developments along this portion of the 118 Freeway. The EIR will evaluate potential impacts to scenic resources within a city-designated scenic highway.

c. Potentially Significant Impact. A significant impact could occur if the project would substantially degrade the existing visual character or quality of public views of the site and its surroundings. The project is located at the edge of the existing urbanized area, adjacent to commercial and residential land uses and a fire station. Views in the vicinity of the project site are largely constrained by adjacent structures within the urban setting. The EIR will evaluate public views of the site and its surroundings.

d. Potentially Significant Impact. The project could result in a significant impact if it would create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. The project site is not currently lighted. The proposed development would create a new source of light from fixtures on the new buildings and the parking areas. The applicant is required to submit an exterior lighting (photometric) plan pursuant to Simi Valley Municipal Code Section 9-30.040.C.1. This plan shall consist of a point-by-point foot-candle layout extending a minimum of 20 feet outside the property lines. The plan must achieve the goals established in this subsection in order to eliminate illumination or glare from the project onto adjacent properties or streets. The EIR will evaluate potential impacts related to light from fixtures.

Required Island Annexations

a-d. No Impact (Discuss in the EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels and there are no known or foreseeable projects proposed for these sites. Therefore, no aesthetics impacts would occur as a result of the Required Island Annexations. Nevertheless, in order to provide a thorough analysis, the EIR will briefly discuss aesthetics in relation to the annexation of the County Islands.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the 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?	☐	☐	☒	☐

North Canyon Ranch

a-e. Less than Significant Impact (Discuss in the EIR). Significant impacts could occur if the project would directly or indirectly convert to non-agricultural use any lands mapped by the California Resources Agency as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or result in the loss of forest land. The North Canyon Ranch project site is located in an urbanized area. The subject property is mostly designated as “grazing land” while a small portion of the project site is designated “farmland of local importance” on the Ventura County Important Farmland 2018 map prepared by the California Department of Conservation¹ for the Farmland Mapping and Monitoring Program (FMMP). However, the site is not used for agricultural purposes. The project site has no agricultural zoning and is not in conflict with a Williamson Act contract. The site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The subject property is not located within a national forest or on forest land. While no direct impacts are anticipated to agriculture or forestry, the state’s Guide to the Cortese-Knox-Hertzberg Local Government Reorganization Act² (“state annexation guidelines”) requires that agriculture status be considered in the annexation process, and LAFCO requires documentation of agricultural status of annexation properties in the related CEQA document. Therefore, agriculture will be discussed in the EIR.

Required Island Annexations

a-e. Less than Significant Impact (Discuss in the EIR). The state annexation guidelines and LAFCO require documentation of agricultural status of annexation properties and LAFCO requires CEQA documentation of the issue. One of the sites included in the Required Island Annexations is currently used for agricultural purposes, an orchard. This site, located on Walnut Avenue west of Tapo Canyon Road, has areas designated “prime farmland,” “farmland of statewide importance,” and “unique farmland.” However, the annexation of the site would not involve changes to the existing use. None of the annexation islands are located within a national forest or on forest land or timberland. While no direct impacts are anticipated, the agriculture status of annexation properties will be discussed in the EIR.

¹ California Department of Conservation, Division of Land Resource Protection, Ventura County Important Farmland 2018, Map (vent18.pdf) requested December 10, 2021 and Summer 2022 at: <https://filerequest.conservation.ca.gov/RequestFile/2816315>.

² California State Assembly, Assembly Committee on Local Government, Guide to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, November 2018.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

North Canyon Ranch

a-c. Potentially Significant Impact. A significant impact may occur if the project would conflict with or obstruct implementation of the local air quality plan, result in a cumulatively considerable net increase in criteria pollutants for which the project region is in non-attainment, or expose sensitive receptors to substantial pollutant concentrations. The EIR will evaluate consistency with the Ventura County Air Quality Management Plan (AQMP) and evaluate criteria pollutant emissions against the thresholds of the Ventura County Air Pollution Control District (VCAPCD) which regulates air quality in Ventura County. The EIR will further consider whether local sensitive receptors would be exposed to substantial pollutant concentrations using local significance thresholds (LSTs).

d. Less than Significant Impact. A significant impact may occur if the project would produce odors adversely affecting a substantial number of people. The Ventura County AQMP identifies uses that may require mitigation due to substantial odors.³ The AQMP does not identify residential uses as uses that create objectionable odors. Therefore, the project would not generate any objectionable odors and there is no potential for a significant impact to the environment from the creation of objectionable odors affecting a substantial number of people.

Required Island Annexations

a-d. Less than Significant Impact (Discuss in the EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Therefore, no significant air quality impacts would

³ Ventura County Air Pollution Control District, Final 2016 Ventura County Air Quality Management Plan, February 14, 2017, 2-16 and Table 6-3. Accessed on April 1, 2020 at <http://www.vcapcd.org/pubs/Planning/AQMP/2016/Final/Final-2016-Ventura-County-AQMP.pdf>.

occur as a result of the Required Island Annexations. Nevertheless, in order to provide a thorough analysis, the EIR will discuss air quality in relation to the annexation of the County Islands.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES.				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations 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 the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☒	☐	☐	☐

North Canyon Ranch

a-d. Potentially Significant Impact. A significant impact may occur if the project would result in a substantial adverse effect on any species identified as a candidate, sensitive or special-status species in local or regional plans, or if the project would result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, or regulations, including those of the California Department of Fish and Game or U.S. Fish and Wildlife Service. A significant impact may also occur if a project would 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. Lastly for these three checklist questions, a significant impact may occur if the project would interfere substantially with the movement of any native resident or

migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The project site is a largely vacant hillside property, with fill soil, two debris basins and habitat modification from past grazing. The site also contains natural vegetation and some drainage areas, portions of which are modified and portions that are natural. A wetland delineation has been prepared for the site and submitted to CDFW. Protocol surveys for the California gnatcatcher (*Poliophtila californica*) were also conducted. Natural habitat communities on the site were reported to cover roughly two thirds of the site and included Coastal scrub, Cactus scrub, and Riparian scrub; the remaining third of the site was categorized as herbaceous and/or other landcover (2015). This information is being updated with more recent survey data. The updated biological resources assessment for the project will incorporate 2019 Spring field surveys of the property. Potential project impacts to wildlife movement, including that of the California gnatcatcher, will also be evaluated. The biological assessment, wetland delineation and protocol surveys will be incorporated into the EIR analysis and attached as appendices. The EIR will assess project impacts and specify mitigation measures where warranted.

e. Potentially Significant Impact. A significant effect could occur if a project were to cause an impact that is inconsistent with local regulations pertaining to biological resources, such as trees, in this case the City Protected⁴ and Heritage⁵ Tree Ordinances (“Tree Ordinances”). The Tree Ordinances regulate tree protections, removal permitting, and replacements as applicable. An arborist report has been prepared for the North Canyon Ranch site, and it indicates that none of the existing trees will be removed. The EIR will evaluate consistency with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f. Potentially Significant Impact. A significant impact would occur if the project would be inconsistent with mapping or policies of an adopted or approved conservation plan. The site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Less than significant impacts are expected; however, the EIR will consider any relevant consistency issues with the City General Plan Natural Resources Element.

Required Island Annexations

a-f. Less than Significant Impact (Discuss in EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would occur on previously subdivided residential lots within urbanized subdivisions, and impacts would be minimal. Nevertheless, in order to provide a thorough analysis, the EIR will discuss biological resources in relation to the annexation of the County Islands.

⁴ City of Simi Valley Oak Tree Ordinance (No. 937-NS), TOMC, Title 9, Chapter 4, Article 42.

⁵ City of Simi Valley Heritage Tree Ordinance (No. 1217-NS), TOMC, Title 9, Chapter 4, Article 43.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES:				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant §15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

North Canyon Ranch

a-c. Potentially Significant Impact. A significant impact could occur if the project would cause a substantial change in the significance of a historic or archaeological resource (pursuant to CEQA Section 15064.5), or if would disturb human remains interred outside of dedicated cemeteries. Potential impacts to cultural resources have been evaluated in the following technical reports, which will be incorporated into the EIR: Cultural Resources Reconnaissance of the Unocal Property, prepared June 1999 by RMW Paleo Associates, Inc.; Paleontological and Archaeological Assessment Report for North Canyon Ranch, prepared August 2007 by Cogstone Resource Management Inc.; and the Phase I Cultural Resource Assessment prepared by Envicom Corporation, dated October, 2017.

The Envicom Phase I Cultural Resource Assessment found that the site's cultural resource context was not sensitive for historic cultural resources, due to none being identified within or near the property, in the historic databases, or on historic maps. The assessment found that a previously recorded prehistoric resource (P-19-001595/CA-VN-1595), a sparse lithic and groundstone scatter of artifacts, could no longer be located on the site, and is therefore assumed destroyed since the original recordation. Additional prehistoric sites have been recorded to the west and east of the project site, thus the site is considered moderately sensitive for prehistoric cultural resources. There is no indication that the discovery of human remains would occur at the site; the protocol for such a potential unexpected discovery is addressed in state law. Cultural resource impacts and any necessary mitigation measures to reduce potential impacts, will be discussed in the EIR.

Required Island Annexations

a-c. Less than Significant Impact (Discuss in the EIR). The Required Island Annexations action would affect previously approved subdivisions and would not involve any physical changes to the annexed parcels. Any future single-family building permits that may occur on those parcels would be minimal in number and would not require extensive excavation. Therefore, no impacts to cultural resources would occur as a result of the Required Island Annexations. Nevertheless, in order to provide a thorough analysis, the EIR will discuss cultural resources in relation to the annexation of the County Islands.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. ENERGY				
Would the project:				
a. Result in 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?	☐	☐	☐	☒

North Canyon Ranch

a-b. No Impact. A significant impact would occur if the project would result in wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The project is not a land use type that would use energy wastefully and it would be required to comply with applicable California Code of Regulations Title 24 Parts 6 and 11, for Building Efficiency Standards and the Green Building Standards Code, respectively, which establish planning and design standards for sustainable site development, energy efficiency, water conservation, and material conservation. As the project would be required to be built to the energy efficiency codes in effect at the time of construction, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and further analysis in the EIR is not warranted.

Required Island Annexations

a-b. No Impact. The Required Island Annexations action would not involve any physical changes to the annexed parcels. Any future building permits that may occur on those parcels would be minimal in number and subject to the regulations noted above. Therefore, no significant energy impacts would occur as a result of the Required Island Annexations. Further analysis in the EIR is not warranted.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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.	☒	☐	☐	☐
ii. Strong seismic ground shaking?	☒	☐	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv. Landslides?	☒	☐	☐	☐
b. Result in substantial soil erosion or the 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?	☒	☐	☐	☐
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 waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geological features?	☒	☐	☐	☐

North Canyon Ranch

a.i-a.iv. Potentially Significant Impact. A significant impact may occur if the project would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving 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. A significant impact may occur if the project would directly or indirectly cause potential substantial

adverse effects, including the risk of loss, injury or death involving ground shaking, or ground failure including liquefaction or landslides.

According to the California Department of Conservation California Earthquake Hazards Zone Application (EQ Zapp), there are no state-designated Alquist-Priolo Earthquake Fault Zones or active faults within the project site.⁶ However, the application shows that the project site is approximately 800 feet north of the Simi Valley West fault zone. The potential for fault rupture throughout the site is considered very low; however, the site may be subject to strong ground shaking during potential seismic activity. Hazards associated with seismicity can be reduced if the proposed structures are designed and constructed in conformance with current building codes and engineering practices. Compliance with the City Department of Building and Safety plan check would ensure the project implements the recommendations provided in the project geotechnical reports, which would reduce potential seismic ground shaking impacts to less than significant. As shown on EQ Zapp, portions of the project site are located within a landslide area and portions are within a liquefaction zone.⁷ The project geotechnical reports have evaluated landslide potential on the project site and made necessary recommendations. Multiple geotechnical investigations have been conducted for the project. The findings and recommendations of the geotechnical reports will be incorporated into the EIR.

b. Potentially Significant Impact. A significant impact may occur if the project would result in substantial soil erosion or the loss of topsoil. The project site is mostly undeveloped with an area of fill soil. The project would include grading, artificial slopes, paving, and landscaped areas. The project geotechnical reports provided necessary recommendations on reducing erosion. Erosion-related impacts would be less than significant with mitigation, as will be discussed in the EIR.

c. Potentially Significant Unless Mitigation Incorporated. A significant impact may occur if the project is built 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. As previously discussed, portions of the project site are within liquefaction and landslide zones according to the California Department of Conservation. Therefore, the project geotechnical reports have evaluated the potential for slope stability hazards to adversely affect the proposed development and made necessary recommendations. The project geotechnical reports have evaluated potential for lateral spreading, subsidence or collapse and made any necessary recommendations. Therefore, potential impacts related to site soil stability would be less than significant with mitigation.

d. Potentially Significant Impact. A significant impact may occur if the project is located on expansive soil, creating substantial direct or indirect risks to life or property. Expansive soils contain high amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. The geotechnical reports evaluate the presence of expansive soils on the site. The findings and recommendations of the geotechnical reports will be incorporated into the EIR.

e. No Impact. A significant impact may occur if the project site contains 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 project site would connect to the existing sewer system and no septic tanks or alternative onsite wastewater disposal systems are proposed for the project. Therefore, the project would have no impact regarding this issue.

⁶ California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Accessed on April 1, 2020 at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

⁷ Ibid.

f. Potentially Significant Impact. A significant impact may occur if the project were to directly or indirectly destroy a unique paleontological resource or site or unique geological feature. Paleontological resources are fossilized remains of organisms from the geologic past and the accompanying geologic strata. The potential for fossils depends on the rock type exposed at the surface. Sedimentary rocks contain the bulk of fossils in the City, although metamorphic rocks may also contain fossils. The Sespe Formation is the primary rock unit comprising most of the subject property. The project site is mostly undeveloped with an area of fill soil and the project site was subject to extensive earthmoving and grading during the construction of the Simi Valley Town Center shopping mall to the south.

The Cogstone Paleontological and Archaeological Assessment concluded the project area is sensitive for paleontological resources, and recommends paleontological monitoring and a discovery protocol in the event paleontological resources are encountered.⁸ This issue will be addressed in the EIR.

Required Island Annexations

a-f. No Impact (Discuss in the EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number and require ministerial City geotechnical review. Therefore, no impacts related to geology and soils would occur as a result of the Required Island Annexations. Nevertheless, this issue will be discussed in the EIR to disclose proximity to faults and general requirements to comply with City codes and regulations regarding geology and soils concerns.

⁸ Cogstone Resource Management Inc., Paleontological and Archaeological Assessment Report for North Canyon Ranch, prepared August 2007.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

North Canyon Ranch

a-b. Potentially Significant Impact. A significant impact may occur if the project were to generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted to reduce the emission of GHGs.

Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough GHG emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The EIR will provide a background on the latest state and local regulatory requirements and goals pertaining to GHG. The impacts of the project-related increase of GHG emissions as well as the potential for the project to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions, such as the SCAG Southern California Association of Governments' 2020–2045 RTP/SCS, will be evaluated in the EIR.

Required Island Annexations

a-b. No Impact (Discuss in the EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Therefore, no impacts related to greenhouse gas emissions would occur as a result of the Required Island Annexations. A brief explanation will be provided in the EIR.

IX. HAZARDS AND HAZARDOUS**MATERIALS.** Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Impair 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?	☐	☐	☒	☐

North Canyon Ranch

a. Less than Significant Impact. A significant impact may occur if the project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of types of hazardous materials or quantities. During construction, flammable and otherwise hazardous substances would be transported used on construction sites, such as fuels for equipment and generators, grease, tar, paints, and solvents. Project construction activities will be required to implement a Stormwater Pollution Prevention Plan (SWPPP), which would include best management practices (BMP) to minimize the risks of spills of fuels, oils, and other hazardous construction materials. Once constructed, the project residential uses would not involve any routine transport, use, or disposal of substantial amounts of hazardous materials. Occasional use of small amounts of hazardous materials would occur for cleaning and maintaining the residences, such as typical household cleaners and paint. The project would have a less than significant

impact with regard to creating a significant hazard through the routine transport, use, or disposal of hazardous materials, and no further analysis in the EIR is necessary.

b. Less than Significant Impact. A project may have a significant impact if the project would 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. The site has not been previously developed, aside from two detention basins and some grading, and is not known to contain any hazardous materials. During operations, as discussed above (Section IX.a), the site would contain residential uses, which typically use small only amounts of household hazardous materials used in insubstantial amounts. The proposed residential use is not associated upset and accident conditions causing a substantial release of hazardous materials. Project impacts would be less than significant, and no further analysis in the EIR is necessary.

c. No Impact. A significant impact may occur if the project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school to the project site is Park View Elementary School, which is located approximately 0.8 miles away from the proposed project site.⁹ As the site is not within one-quarter mile of an existing school, no impact would occur, and no further analysis in the EIR is necessary.

d. No Impact. A significant impact may occur if a project is located on hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result would create a significant hazard to the public or the environment. According to the California Department of Toxic Substances Control's (DTSC) data management system for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites, the project is not identified as a site to contain hazardous materials.¹⁰ Additionally, according to the California State Water Resources Control Board Geotracker, a data management system for sites that have the potential to impact water quality, the project is not identified as a site that would require cleanup, such as leaking underground storage tank, or department of defense and cleanup program sites. As the project site is not identified by the DTSC or State Water Resources Control Board to contain hazardous materials or cleanup, no impact would occur, and no further analysis is required.

e. No Impact. A significant impact may occur if the project is 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. The project site is located approximately 16 linear miles northwest of Van Nuys Airport, and is not located within its Planning Boundary or Airport Influence Area.¹¹ There are no airport-related building height restrictions on the site and the project would not place structures within a designated flight path, and would not result in a safety hazard to people working or residing within the project area regarding aircraft operations in the vicinity. Therefore, no impact would occur, and no further analysis is required.

f. Less than Significant Impact. A significant impact may occur if the project would impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The project would retain an access route for fire department vehicles to enter through the proposed Falcon Street extension to provide fire break maintenance or wildland fire fighting services if needed. This would facilitate vehicle circulation within the site vicinity and improve access by connecting Falcon Street on the east and the west, therefore providing improved vehicle movement. Additionally, development of the project would require Ventura County Fire Department (VCFD) review and approval of site plans for fire protection features including adequate fire apparatus access, roadway width, turnaround

⁹ Simi Valley Unified School District, School Boundary Maps, Accessed Summer 2022 at: <https://www.simivalleyusd.org/maps>.

¹⁰ Department of Toxic Substances Control. EnviroStor, Accessed on January 2, 2019 at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=simi+valley>.

¹¹ Los Angeles County Airport Land Use Commission, Van Nuys Airport, Airport Influence Area, 2003. Accessed on April 1, 2020 at: http://planning.lacounty.gov/assets/upl/project/aluc_airport-van-nuys.pdf.

areas, adequate placement of hydrants with appropriate pressures to provide fire-flow for firefighting purposes, and installation of sprinklers, all of which would facilitate emergency preparedness within the proposed project vicinity. Neither project construction nor operations are expected to physically interfere with an adopted emergency response plan or emergency evacuation plan.

g. Less than Significant Impact. A proposed project could result in a potential impact if it would expose people or structures to a significant risk of loss, injury or death involving wildland fire hazards. The currently undeveloped project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) within a State Responsibility Area (SRA).¹² The proposed updated building would meet all the latest fire code requirements, as discussed in response to Section XX., Wildfire.

Required Island Annexations

a-g. Less than Significant Impact. The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Given their locations within previously approved and developed subdivisions, a less than significant impact is anticipated with regard to the use or proximity to all hazards and/or hazardous materials use, airport land use plans and emergency access. Some of the island areas are located at or near the wildland urban interface (Section IX.g.).

¹² CAL FIRE, Wildland Hazard & Building Codes, Fire Hazard Severity Zones in State Responsibility Area. Accessed on April 2, 2020 at: https://osfm.fire.ca.gov/media/6848/fhszs_map56.pdf.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
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; or	☒	☐	☐	☐
iv. Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

North Canyon Ranch

a. Potentially Significant Impact. The project's grading would disturb approximately 75.5 acres of the project site, avoiding disturbance of over half of the 160-acre subject property that would be left in its existing condition. Under existing conditions, all runoff from the site is captured in two temporary detention ponds at the southern portion of the site. The project would construct several debris basins at various points along the perimeter of the proposed development area to capture sediment and debris from the upslope portions of the site that would remain undeveloped.

To address potential water quality impacts during construction and operations, the project has prepared a Storm Water Quality Impact Mitigation Plan (SQUIMP) in accordance with section 402(p) of the Federal

Clean Water Act. As described in the SQUIMP, the project would be required to submit a SWPPP for approval by the City, which will include BMPs to be implemented during the construction process to minimize erosion and sedimentation, as well as impacts of other construction-related pollutants. The project would comply with SWPPP requirements and follow guidelines within the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures.

During operations, the proposed storm drain system would convey flows to the south to discharge into the improved detention basins along the southern boundary of the site. As under current conditions, flows would leave the two detention basins via existing storm drain inlets that would be either protected in place or connected to the improved detention basin. The project would be subject to the LARWQCB Municipal Separate Storm Sewer System (MS4) Permit for Ventura County and the City Low Impact Development (LID) requirements. Violations of water quality standards would be avoided by the described regulations and project-specific SWPPP and LID compliance measures. Project impacts and potential mitigation measures will be described in the EIR.

b. Potentially Significant Impact. Simi Valley's groundwater supply has been identified as impaired due to the presence of high levels of Total Dissolved Solids and high chloride and nitrate concentrations, largely due to urban development and past agricultural activities. Accordingly, the majority of groundwater use in the City is for irrigation purposes. The project does not propose to construct water wells for production or dewatering, and so would not directly remove groundwater during construction or operations.

The project would introduce impervious surfaces within the mostly undeveloped project site. Increased runoff that may otherwise occur from development must be minimized through LID and other compliance measures noted in Section X.a, to avoid substantial groundwater recharge. This issue will be evaluated in the EIR.

c.i-c.iii. Potentially Significant Impact. A project would have a significant impact on surface water hydrology if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on site, substantially increase the rate or amount of surface runoff resulting in flooding, create or contribute to runoff that would exceed the capacity of the stormwater drainage systems, or provide substantial additional sources of polluted runoff.

As discussed earlier, during construction activities, the project would be required to implement a SWPPP, with BMPs to minimize erosion, siltation, rate of flow and pollutant load. To address drainage during operations, the project design would retain and improve the two existing detention ponds relatively near the existing locations of the temporary detention ponds and construct several new debris basins within the site. An on-site storm drain system of inlets and drain pipes would be constructed throughout the development. The proposed drainage system would not substantially alter the existing drainage pattern of the site and area as the existing drainage patterns onto the site and off of the site would be maintained. Project drainage plans must be reviewed and approved by the City engineer to assure runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Project impacts will be discussed in the EIR.

c.iv. Less than Significant Impact. A project would have a significant impact on surface water hydrology if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would impede or redirect flood flows. The proposed drainage system would not substantially alter the existing drainage pattern of the site and area as the existing drainage patterns onto the site and off of the

site would be maintained. The project is not located in a designated 100-year flood zone.¹³ Stormwater runoff generated by the proposed building would follow existing drainage patterns into existing detention basins (with proposed improvements) and proposed debris basins and the majority of runoff would flow into the proposed onsite stormdrain system. As such, the project would have a less than significant impact with respect to impeding or redirecting flood flows.

d. No Impact. A significant impact would potentially occur if the project would risk the release of pollutants from project inundation due to location in a flood hazard, tsunami, or seiche zone. As discussed in Section IX, Hazards, the project would not use or transport substantial amounts of hazardous materials during construction and operation.

The project is not located within a 100-year flood zone¹⁴ or dam inundation area. A seiche, a standing wave created within a large, enclosed body of water due to disturbance, is a concern at water storage facilities because inundation can occur if the wave overflows a containment wall. No major water retaining structures are located immediately upgradient from the project site. Therefore, flooding from seiche is considered unlikely. The project is approximately 18 miles from the ocean on the opposite side of the Santa Monica Mountains and Simi Hills and is approximately 970 feet above sea level at its lowest point. Therefore, there would be no potential for tsunami inundation on the project site.

The project would retain and improve two detention ponds along the southern boundary of the project site that would continue to provide protection of off-site areas to the south from inundation by mudflow during construction and operations. Additionally, the proposed debris basins would be designed and constructed pursuant to the current Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, which would protect the proposed residences from potential mudflow inundation during operations. As such, the project would have no impact pertaining to the risk of release of pollutants due to inundation in flood hazard, tsunami, or seiche zones. As such, further analysis in the EIR is not warranted for the North Canyon Ranch portion of the project.

e. Potentially Significant Impact. A project would have a significant impact if it conflicted with or obstructed implementation of a water quality control plan or sustainable groundwater management plan. As previously stated, the project has prepared a SQUIMP in accordance with section 402(p) of the Federal Clean Water Act. As described in the SQUIMP, the project would be required to submit a Stormwater Pollution Prevention Plan (SWPPP) for approval by the City and the LARWQCB. The SWPPP shall reference BMPs to be implemented during the construction process to minimize erosion and sedimentation, as well as impacts of other construction-related pollutants. The project would be subject to the LARWQCB MS4 Permit for Ventura County, and must not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. This issue will be discussed in the EIR.

Required Island Annexations

a-e. Less than Significant Impact (Discuss in EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. The few vacant parcels that may be developed over time are within previously approved urbanized subdivisions. Impacts related to hydrology and water quality that would occur as a result of the Required Island Annexations are expected to be less than significant. The City is far from the ocean, but contains other bodies of water, including Sinaloa Lake (Annexation Area

¹³ Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel Number 06111C0842E, January 20, 2010.

¹⁴ Ibid.

No. 8), and several dams, as noted in the General Plan EIR.¹⁵ Hydrology will be further evaluated in the EIR.

¹⁵ City of Simi Valley, General Plan EIR: Volume 1: Chapter 4, Section 4.9, Hydrology/Water Quality, June 2012.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. LAND USE AND PLANNING.				
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

North Canyon Ranch

a. No Impact. A significant impact may occur if the proposed project would be sufficiently large or otherwise configured in such a way as to create a physical barrier within an established community. The project proposes to develop an undeveloped property surrounded by existing residential and commercial development, undeveloped open space and hillside to the north. The project would construct single-family and multi-family residences and public streets for these land uses. As such, the project would not physically divide an established community. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in the EIR is required.

b. Potentially Significant Impact. The project site is currently within the Simi Valley SOI and CURB in unincorporated Ventura County, but is proposed for annexation to the City of Simi Valley. The project site would therefore be subject to the land use designations and zoning regulations of local land use plans and zoning ordinance. The EIR will discuss potential impacts related to conflict with land use plans, policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

Required Island Annexations

a-b. No Impact (Discuss in EIR). The Required Island Annexations are previously subdivided and developed, part of established communities, and therefore would not divide those communities. Further, the annexation actions would assign City zoning that would closely align with existing development and zoning. While no impacts related to land use and planning would occur as a result of the Required Island Annexations, this finding will be further explained in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

North Canyon Ranch

a-b. No Impact. The proposed project area of development is located south of the Simi Oil Field, as depicted on the California Department of Conservation, Division of Oil and Gas. The Department of Conservation shows no wells within the project site boundary.¹⁶ The project geology study does not cite any oil and gas issues for the site, including prior wells. The site has not been utilized for mineral extraction in the past, and the proposed project is residential in nature. Locally important mineral resources have been mapped by the state and discussed in the City's General Plan EIR.¹⁷ The project is located within an area designated as Mineral Resource Zone 3 (MRZ-3), which indicated areas containing mineral deposits, the significance of which cannot be evaluated from available data, but is outside the areas identified as containing mineral resources of regional or statewide significance, and the City has not designated the site for mineral resource conservation or use. Also, as stated earlier, the development footprint is south of the Simi Valley Oil Field as currently mapped by the Department of Conservation. 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, and no further analysis in the EIR is necessary.

Required Island Annexations

a-b. No Impact. The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Therefore, no impacts related to mineral resources would occur as a result of the Required Island Annexations. No further analysis in the EIR is necessary.

¹⁶ California Department of Conservation, Division of Oil and Gas, Well Finder CalGEM GIS, Accessed October 12, 2020 at: <https://maps.conservation.ca.gov/doggr/wellfinder/-openModal/-118.77475/34.29307/15>.

¹⁷ City of Simi Valley, General Plan EIR: Volume 1: Chapter 4, Section 4.11: Mineral Resources, Figure 4.11-2 Aggregate Resources Areas, June 2012.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
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?	☐	☐	☐	☒

North Canyon Ranch

a. Potentially Significant Impact. A project may result in a significant noise impact by generating 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. The EIR will evaluate potential temporary or permanent noise impacts from the construction and operation of the project.

b. Potentially Significant Impact. A significant impact may occur if the proposed project would expose people to or generate excessive groundborne vibration or groundborne noise levels. Construction of the project would potentially generate excessive groundborne vibration levels. Operation of the project would not generate substantial vibration levels. The EIR will evaluate potentially excessive groundborne vibration or groundborne noise levels and make any necessary recommendations to ensure vibration impacts are less than significant.

c. No Impact. A significant impact would occur if the proposed project were to be located within the vicinity of a private airstrip or an airport land use plan or, if it were to be located where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels. The nearest airport, Van Nuys Airport, is approximately 16 miles from the project site. The site does not fall into the airport land use plan area or Influence Areas.^{18,19} Therefore, the project would not expose people living or working in the area to excessive levels of aircraft noise and further analysis in the EIR is not necessary.

¹⁸ Los Angeles County Airport Land Use Commission, Van Nuys Airport, Airport Influence Area, 2003. Accessed on March 13, 2020 at http://planning.lacounty.gov/assets/upl/project/aluc_airport-van-nuys.pdf.

¹⁹ Los Angeles World Airports: Van Nuys Airport, California State Airport Noise Standards Quarterly Report: Third Quarter 2019, Noise Contour Map, November 8, 2019. Accessed on March 13, 2020 at: <https://www.lawa.org/-/media/lawa-web/environment/files/vny---quarterly-noise-report/vny3q19-20191108-quarterly-report-map.ashx>.

Required Island Annexations

a-c. No Impact. The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Therefore, no noise impacts would occur as a result of the Required Island Annexations.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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)?	☒	☐	☐	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

North Canyon Ranch

a. Potentially Significant Impact. A significant impact may occur if a project would induce substantial unplanned population growth in an area, either directly or indirectly. The project would construct 159 new single-family residences and 50 new multi-family residences on an undeveloped site. The development requires a General Plan Amendment, Zone Change and annexation from the County to the City. Although the annexation was anticipated by the City General Plan, which maps the property as County unincorporated lands within the City's SOI and CURB boundaries,²⁰ the EIR will discuss whether the proposed project would result in potentially significant impacts to the inducement of substantial unplanned population growth in an area, if any.

b. No Impact. A significant impact may occur if a project would result in the displacement of existing housing units or people, necessitating the construction of replacement housing elsewhere. The currently undeveloped project site contains no residences or residents, the project would not displace persons or residential units or necessitate the construction of replacement housing elsewhere. Therefore, the project would have no impact and no further analysis in the EIR is required.

Required Island Annexations

a-b. No Impact (Discuss in the EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. No impacts related to population and housing would occur as a result of the Required Island Annexations. This will be briefly discussed in the EIR.

²⁰ City of Simi Valley, City of Simi Valley General Plan, also known as the Simi Valley 2030 General Plan Update, June 2012.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XV. PUBLIC SERVICES.

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:

a. Fire protection?	☒	☐	☐	☐
b. Police protection?	☒	☐	☐	☐
c. Schools?	☒	☐	☐	☐
d. Parks?	☒	☐	☐	☐
e. Other public facilities?	☒	☐	☐	☐

North Canyon Ranch

a.-e. Potentially Significant Impact. A significant impact would occur if a project would impact public services to the extent that new or expanded governmental facilities would be required, which would have a significant physical impact on the environment. The project includes 159 single family residences and 50 multi-family residences within the City's Sphere of Influence boundary and within the CURB. These new land uses would result in an increase in demand for fire protection, police protection, schools and parks and other facilities. The extent to which the increased demand might result in the need for new or expanded governmental facilities that would in turn result in significant physical changes to the environment will be evaluated in the EIR.

Required Island Annexations

a.-e. Potentially Significant Impact. The Required Island Annexations action would not involve any physical changes to the annexed parcels and the parcels are currently within the City's SOI and CURB. However, some changes in responsible public service areas would occur for some government services. This impact will be evaluated in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐

North Canyon Ranch

a-b. Potentially Significant Impact. A significant impact would occur if a project would increase the use of existing neighborhood and regional parks or recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project would add 159 single family and 50 new multi-family homes, the residents of which would utilize the area's existing park and recreational facilities, increasing usage. The EIR will evaluate these potential impacts.

Required Island Annexations

a-b. Potentially Significant Impact. The Required Island Annexations action would not involve any physical changes to the annexed parcels and the parcels are currently within the City's SOI and CURB. However, some changes in responsible public service areas would occur for some government services. The jurisdictional changes and the resulting potential impact will be evaluated in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d. Result in inadequate emergency access?	☒	☐	☐	☐

North Canyon Ranch

a-b. Potentially Significant Impact. A significant project impact may occur if the project would conflict with a program, plan, ordinance or policy addressing the circulation system (including transit, roadway, bicycle and pedestrian facilities), or would be inconsistent with CEQA Guidelines addressing goals to reduce vehicle miles travelled (VMT). The City Department of Public Works, Traffic Division will prepare a Transportation Study addressing the project's potential impacts on the circulation system and VMT, which will be incorporated into the EIR.

c. Potentially Significant Impact. A significant impact may occur if the project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project would construct the extension of Falcon Street through the project site, between First Street and Erringer Road, completing a connection shown in the General Plan. This alignment and specifications for the construction of Falcon Street must conform to City standards and will require plan review and approval by the City's Department of Public Works, Traffic Division and the City's Department of Environmental Services. The EIR will describe and analyze potential impacts of the project's circulation design, including the extension of Falcon Street.

d. Potentially Significant Impact. A significant impact may occur if the project would result in inadequate emergency access. Access to the project site and within the surrounding area would likely benefit from the completion of Falcon Street within the site, completing a roadway connection shown in the General Plan. The project would also add additional trips on area roadways. The extent to which the project may potentially impact emergency access will be discussed in the EIR.

Required Island Annexations.

a-d. No Impact (Discuss in the EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels or adjoining transportation facilities. No impacts related to transportation would occur as a result of the Required Island Annexations, which will be discussed in the EIR.

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, 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:

- | | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|-------------------------------------|--|------------------------------|--------------------------|
| 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. | ☒ | ☐ | ☐ | ☐ |

North Canyon Ranch

a-b. Potentially Significant Impact. A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource (as defined by the state of California and as noted above). As noted in Section V, Cultural Resources, the Envicom Phase I Cultural Resource Assessment found that the site's cultural resource context was not sensitive for historic cultural resources, due to none being identified within or near the property, in the historic databases, or on historic maps. The assessment found that a previously recorded prehistoric resource (P-19-001595/CA-VN-1595), a sparse lithic and groundstone scatter of artifacts, could no longer be located on the site, and is therefore assumed destroyed since the original recordation. Additional prehistoric sites have been recorded to the west and east of the project site, thus the site is considered moderately sensitive for prehistoric cultural resources.

Although the results from the 2017 NAHC record search was negative for tribal resources on the property, the City will conduct outreach to area Tribes offering consultation on the project, pursuant to AB-52 (consultation related to CEQA document) and SB-18 (consultation related to general plans or general plan amendments). The results of the cultural resource studies and the tribal consultation, including mitigation measures if warranted, will be discussed in the EIR.

Required Island Annexations

a-b. No Impact (Discuss in the EIR). The Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number, small in extent, and not extensive in the excavation. No impacts related to tribal cultural resources are expected as a result of the Required Island Annexations. However, this and the results of the tribal consultation process will be reported in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐
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?	☐	☐	☐	☒

North Canyon Ranch

a.-c. Potentially Significant Impact. The project could have a significant impact if it would 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 would construct 159 single family residences and 50 multi-family residences on an undeveloped site, adjacent to existing urban development and utility lines. Project-serving utilities would connect to nearby lines and construction would generally be within the project site, and thus would be accounted for in the project impact analysis in the EIR. The EIR will evaluate the degree of increase in demand attributed to utilities and assess if any substantial offsite physical expansion would be necessary.

d. Potentially Significant Impact. The Simi Valley Landfill and Recycling Center (SVLRC) would serve the proposed project site and is managed by Waste Management. The landfill is located northwest of the City of Simi Valley in unincorporated Simi Valley. The SVLRC has a daily permitted capacity of up to 3,000 tons per day of refuse and 6,250 tons per day of recyclable materials, for a total of 9,250 tons per

day.²¹ The EIR will evaluate potentially significant impacts related to solid waste.

e. No Impact. A significant impact may occur if a project would generate solid waste not disposed of in accordance with applicable regulations. The project would generate solid waste typical of residential uses and would comply with applicable federal, state, and local laws, statutes, and ordinances regarding the proper disposal of solid waste. Appropriate disposal of potentially hazardous materials from demolition of existing structures is discussed in Section IX, Hazards and Hazardous Materials. No further analysis of hazardous waste disposal would be required in the Utilities and Service Systems section of the EIR.

Required Island Annexations.

a-e. Less than Significant Impact (Discuss in EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. Although several of the island properties may need to be detached from County utility services and attached to City utility services, the change in utility demand would be small because of the size of the annexation areas and no expansions in utilities would be anticipated. Other services would continue as under existing conditions. While no significant impacts to utilities and service systems are anticipated as a result of the Required Island Annexations, additional information and discussion will be provided in the EIR.

²¹ Waste Management, Simi Valley Landfill, Accessed on July 2, at: <http://www.wm.com/location/california/ventura-county/landfill/index.jsp>.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XX. WILDFIRE.				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐
c. Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐	☐

North Canyon Ranch

a. Potentially Significant Impact. A significant impact would occur if a project that is located in or near State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone (VHFHSZ) would substantially impair an adopted emergency response plan or emergency evacuation plan. The currently undeveloped project site is located in a VHFHSZ within an SRA. Project development was anticipated by the City General Plan, which placed the site within the City SOI and CURB. As discussed in Section XVII.d, the project would construct Falcon Street through the site, providing a missing connection in the City's planned system of roadways. The project would thus improve the street network in the local area, but also generate more cars on area roadways. The EIR will discuss potentially significant impacts related to emergency response or emergency evacuation plans.

b. Potentially Significant Impact. A significant impact would occur if a project located in or near SRAs or VHFHSZs would (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. The project site is located in a VHFHSZ. The proposed project buildings would meet all the latest fire code requirements. In addition to meeting fire code requirements, existing VCFD fire stations in the vicinity would serve the proposed project. The project site is located with a third of a mile of the nearest fire station, which is Fire Station No. 47, on Erringer Road. In addition, the project would not use or transport substantial amounts of hazardous materials during construction and operation. However, because the project site is within a VHFHSZ, impacts related to exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire which the EIR will evaluate.

c. Potentially Significant Impact. A significant impact would occur if a project located in or near SRAs or VHFHSZs would require the installation of associated infrastructure that may exacerbate fire risk or may result in temporary or ongoing impacts to the environment. The project would develop single-family and multi-family residences that would require the installation of associated infrastructure, including an extension of Falcon Street and new internal roadways, emergency water sources, power lines, and utilities. The installation of associated infrastructure is expected to be substantially within the project site itself. Nevertheless, because some of this infrastructure could potentially exacerbate fire risk, the EIR will evaluate potentially significant impacts.

d. Potentially Significant Impact. A significant impact would occur if a project located in or near SRAs or VHFHSZs would 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. The project site is immediately downslope from naturally vegetated hillsides but is not located in a designated flood zone. As indicated in Section X, Hydrology and Water Quality, the proposed project would include an onsite drainage system including storm drains, detention ponds and debris basins to handle storm flows, including bulked stormflow from fire-damaged hillsides. The stormdrain plan must comply with applicable regulatory requirements and be reviewed and approved by the City Department of Public Works. As reviewed and approved, it is expected that the project would not result in significant impacts. The EIR will discuss the stormdrain plans and any potential for downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Required Island Annexations.

a-d. No Impact (Discuss in the EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels would be minimal in number. While no project-driven impacts related to wildfires would be expected to occur as a result of the Required Island Annexations, the EIR will discuss this issue.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

North Canyon Ranch

a. Potentially Significant Impact. The project could result in a potentially significant impact if it would substantially degrade the quality of the environment, in the ways described. As reported in Sections IV and V above, the project has the potential to impact wildlife habitat and cultural resources. The potential impacts will be evaluated in these respective impact sections of the EIR.

b. Potentially Significant Impact. The project could result in a potentially significant impact if it could result in impacts that are individually limited, but cumulatively considerable. The project contribution to cumulative impacts will be evaluated in the impact sections of the EIR.

c. Potentially Significant Impact. The project could have a significant impact if it would have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly. The EIR will discuss the direct and indirect human effects of the project in the impact sections to be evaluated the EIR.

Required Island Annexations.

a-c. No Impact (Discuss in the EIR). The Required Island Annexations action would not involve any physical changes to the annexed parcels, and any future building permits that may occur on those parcels

would be minimal in number. The Required Island Annexations action would not result in any significant direct and indirect human effects, as the analysis sections of the EIR will demonstrate.

5.0 REFERENCES

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