INITIAL STUDY

Smith Road Tank

Prepared for

Calleguas Municipal Water District

Submitted by

Aspen environmental group

April 2025

CONTENTS

TABLES

FIGURES

1. INTRODUCTION

1.1. Purpose and Scope

The Calleguas Municipal Water District (Calleguas) has prepared this Initial Study to help define the scope of the Environmental Impact Report (EIR) that will be prepared for the Smith Road Tank (Proposed Project). The Proposed Project includes the construction and operation of a 43-foot-tall by approximately 125-foot-diameter above-ground steel water storage tank.

This Initial Study identifies the potentially significant environmental impacts associated with the Proposed Project and also identifies impacts determined not to be significant. The environmental analysis has been prepared consistent with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code, Sections 21000-21177) and the CEQA Guidelines.

This Initial Study includes the following sections:

- Chapter 1: Introduction
- Chapter 2: Project Description
- Chapter 3: Initial Study Checklist
- Chapter 4: List of Preparers and Contributors
- Chapter 5: References

1.2. Lead Agency

Pursuant to Section 15367 of the CEQA Guidelines, Calleguas is the Lead Agency responsible for preparing this Initial Study. Noted below is Calleguas's CEQA contact.

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1.3. Project Background

1.3.1. Site Selection Process

In 2018, Calleguas assessed six potential sites for the Proposed Project and then elected to further evaluate four of the six potential sites plus an additional site. A variety of factors were evaluated, including, but not limited to, proximity to Calleguas Conduit North Branch (CCNB) and Calleguas Conduit South Branch (CCSB), existing properties and easements, general site features and topography, geophysical and geotechnical features, surrounding land uses, existing electrical power supply, environmental impact on the surrounding community, construction costs, site accessibility, and environmental sensitivity. The site topography was an important factor since the tank must be constructed on top of an elevated pad so that the water level is at a higher elevation compared to the surrounding area, which would allow the tank to deliver water by gravity without pumping. Calleguas concluded that Site 7, on the northeast corner of the intersection of Kuehner Drive and Smith Road, was the most suitable project location due to its close proximity to the CCNB and CCSB pipelines, relatively shorter construction period, and absence of known environmental sensitivities. As a result of the site selection process, Site 7 was chosen as the project site that is analyzed in this Initial Study and will be further analyzed in the EIR.

1.3.2. Site Layout Development

During the project design process, Calleguas initially explored a site layout that would include two water storage tanks. The two water storage tanks would occupy a large portion of the project site. Based on community input to reduce potential visual impacts, Calleguas conducted additional modeling to determine the possibility of downsizing the storage volume while still meeting the Proposed Project's objectives (see Section 2.3, *Project Objectives*). Based on the results of the modeling, Calleguas confirmed that a single tank could achieve the necessary water storage capacity. Therefore, the project design that is discussed in this document includes a single water storage tank, which would be less visually intrusive and result in fewer potential impacts than previously explored site layouts for the Proposed Project.

1.4. Native American Consultation

Assembly Bill (AB) 52 requires public agencies to consult with tribes during the CEQA process. In accordance with AB 52, the following tribes that are potentially traditionally and culturally affiliated with the project area were contacted regarding the Proposed Project:

- Barbareño/Ventureño Band of Mission Indians
- Chumash Council of Bakersfield
- Coastal Band of the Chumash Nation
- Fernandeño Tataviam Band of Mission Indians
- Gabrieleño Band of Mission Indians - Kizh Nation
- Gabrieleño/Tongva San Gabriel Band of Mission Indians
- Gabrieliño /Tongva Nation
- Gabrieliño Tongva Indians of California Tribal Council
- Gabrieliño-Tongva Tribe
- Northern Chumash Tribal Council
- San Fernando Band of Mission Indians
- San Luis Obispo County Chumash Council
- Santa Ynez Band of Chumash Indians

Requests to consult under AB 52 were received from the Fernandeño Tataviam Band of Mission Indians and the Gabrieliño Tongva Indians of California Tribal Council. Following the site selection process, the tribes were informed of the final site selection (Site 7) that would be moved forward into environmental review. Thus far, the Gabrieliño Tongva Indians of California have provided Cultural Resource Monitoring Recommendations, Recovery and Reburial Procedures, and Procedures for the Treatment and Disposition of Human Remains and Associated Grave Goods at Gabrieliño Tongva Ancestral Sites. Consultation remains ongoing and will continue throughout the CEQA process.

2. PROJECT DESCRIPTION

2.1. Project Overview

The Calleguas Municipal Water District (Calleguas) is a wholesale agency that provides imported water to retail purveyors serving the Cities of Simi Valley, Moorpark, Thousand Oaks, Camarillo, Oxnard, Port Hueneme, and adjacent unincorporated areas of Ventura County, California. Calleguas's 2017 Potable Water Master Plan identified the need for additional water storage capacity to meet peak hourly demands in the Simi Valley Region during imported water supply outage conditions and to provide operational benefits during normal and high demand conditions. To address this need, Calleguas proposes to implement the Smith Road Tank (Proposed Project), which includes the construction and operation of a 43-foot-tall by approximately 125-foot-diameter above-ground steel water storage tank. The tank would provide a storage capacity of approximately 3.5 million gallons (MG). The Proposed Project would improve the reliability of the existing water supply but would not increase the current supply.

The storage tank would be constructed on an approximately 4-acre property that is currently an undeveloped, unoccupied parcel (Assessor's Parcel Number [APN] 657-0-020-230), located at the northeast corner of the intersection of Kuehner Drive and Smith Road in eastern Simi Valley. The tank would connect to the Calleguas Conduit South Branch (CCSB) and Calleguas Conduit North Branch (CCNB) pipelines located beneath Smith Road, directly south of the project site (see Figure 2-1).

The tank would be constructed on top of an elevated pad, which would be created with imported fill material to reach a ground elevation of approximately 1,096 feet above mean sea level (AMSL); this higher elevation of the water level above the surrounding area would allow the tank to operate by gravity without pumping. The Proposed Project would also include the construction and maintenance of inlet and outlet pipelines, pipeline connections, overflow and drain pipes, above ground isolation valves, a paved access road with a driveway off of Smith Road, retaining walls, and cabinet(s) housing instrumentation and control components (see Figure 2-2). Based on field observation, an electrical power supply appears to be available from the existing aboveground power lines along the north side of Smith Road. An approximately 300-foot-long Southern California Edison (SCE) service line would be required from the SCE connection location to the tank.

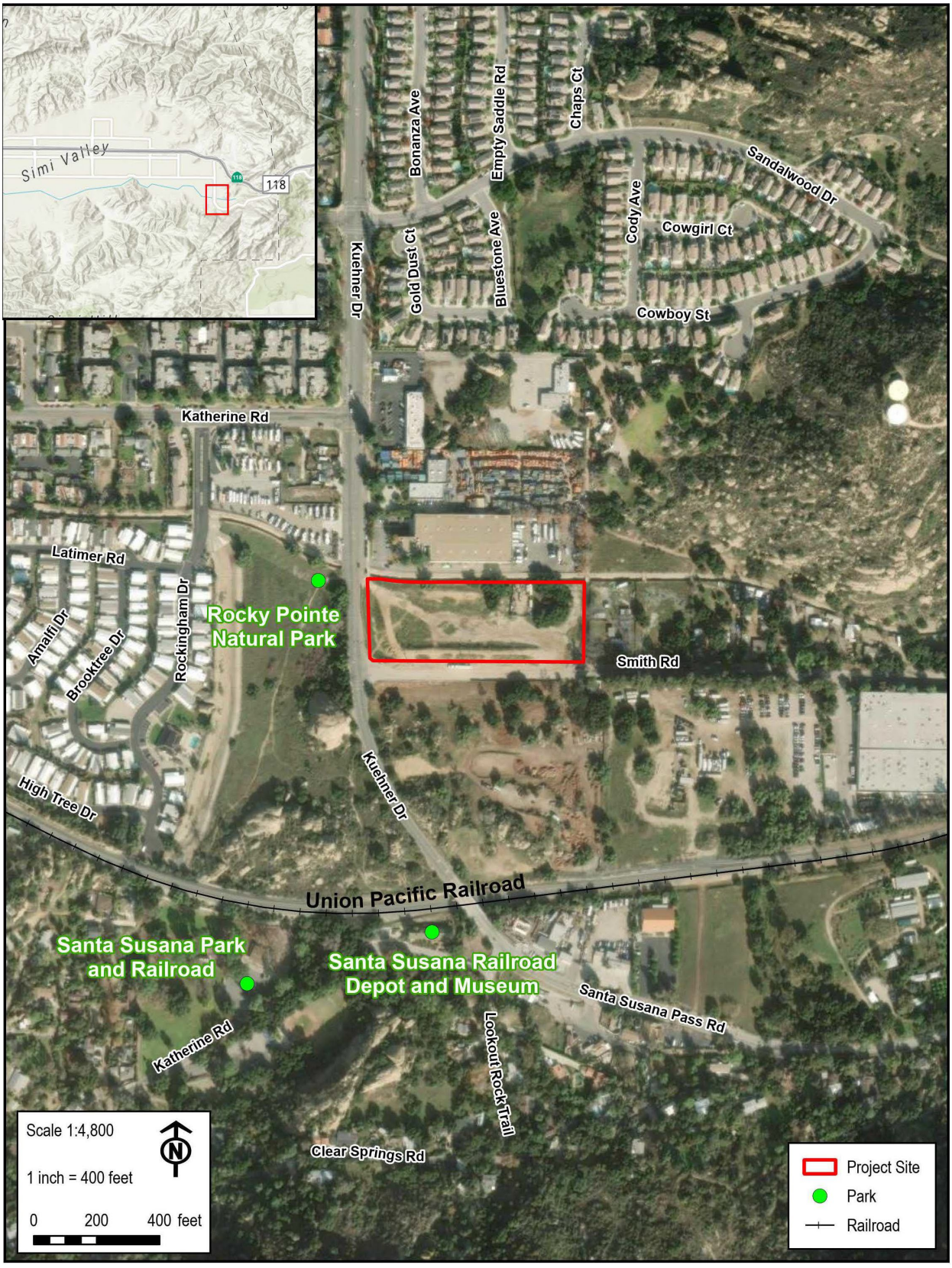
2.2. Project Location and Setting

This section includes information about the project location, existing conditions at the project site, site access, land use and zoning, and surrounding land uses.

Location. The project site is located on an approximately 4-acre property at the northeast corner of the intersection of Kuehner Drive and Smith Road in the eastern portion of the City of Simi Valley (see Figure2-1).

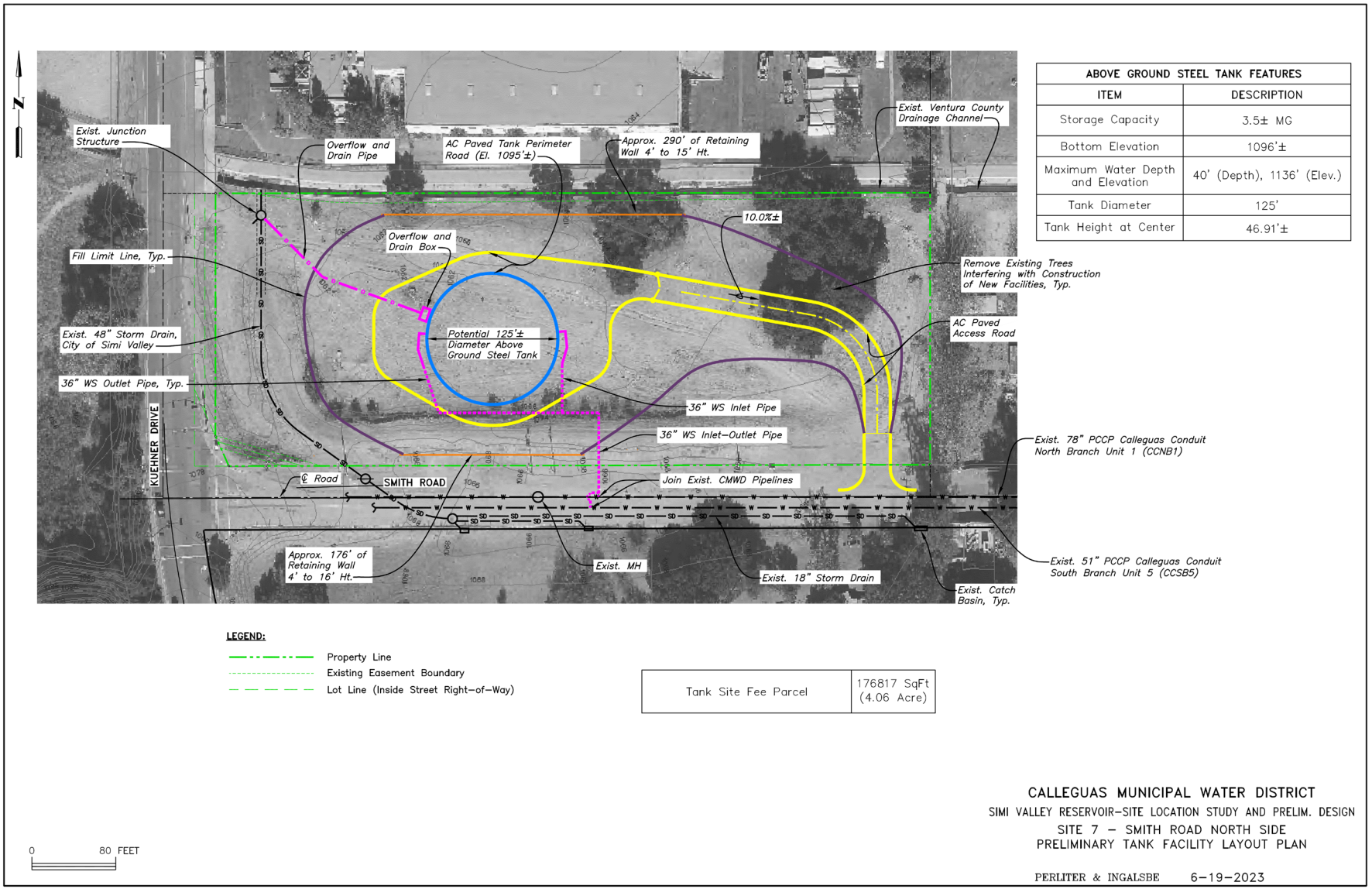
Existing Conditions. The site is undeveloped with bare dirt and ruderal vegetation (grasses), along with several mature trees located in the northern and northeastern portions of the site. The project site is highly disturbed and is crisscrossed with dirt access roads and bike jumps. A small outdoor storage yard (approximately 100 feet by 70 feet) surrounded by a chain link fence is in the northeastern portion of the project site. However, the majority of the project site is vacant.

Figure 2-1. Project Location



Source: Aspen Environmental Group, 2024

Figure 2-2. Site Layout



ABOVE GROUND STEEL TANK FEATURES	
ITEM	DESCRIPTION
Storage Capacity	3.5± MG
Bottom Elevation	1096'±
Maximum Water Depth and Elevation	40' (Depth), 1136' (Elev.)
Tank Diameter	125'
Tank Height at Center	46.91'±

Tank Site Fee Parcel	176817 SqFt (4.06 Acre)

Source: Calleguas Municipal Water District, 2023

The site is relatively flat but has uneven topography due to a 6- to 7-foot-high by 60-foot-wide earthen berm made of non-engineered soil fill materials near the western and southern edges of the project site. The project site is just north of the 78-inch-diameter CCNB and 51-inch-diameter CCSB pipelines, which are located within the public right-of-way beneath Smith Road. The site includes existing storm drains that connect to a concrete drainage channel, the Arroyo Simi channel, owned by the Ventura County Watershed Protection District (VCWPD) and located adjacent to the northern boundary of the site.

Site Access. Local access to the site is provided by Smith Road, adjacent to the south, and Kuehner Drive, adjacent to the west of the site. California State Route 118 provides regional access to the project site and is approximately 0.65 mile to the northeast. Santa Susana Pass Road and the Union Pacific Railroad are approximately 0.15 mile to the south (see Figure 2-1).

Land Use and Zoning. According to the City of Simi Valley General Plan and Zoning Map, the project site has a land use designation of Recreation Commercial (.10 Floor Area Ratio [FAR]) (City of Simi Valley, 2021) and is zoned Commercial Recreation (City of Simi Valley, 2022).

Surrounding Land Uses. Surrounding land uses include the VCWPD Arroyo Simi channel, commercial office and warehouse buildings, a small strip mall, and single-family residential areas to the north; a recreational vehicle park (Rocky Trailer Village) and multi-family residential areas to the northwest; single-family residential areas to the east; a movie ranch to the northeast, south, and southeast; and Rocky Pointe Natural Park and a mobile home development to the west and southwest (see Figure 2-1). A water pump station is adjacent to and southeast of the project site, across Smith Road, and is operated by the City of Simi Valley (Ventura County Waterworks District No. 8). Two existing water storage tanks are located approximately 0.2 mile to the northeast on a property owned by Golden State Water Company. Low-density residential development and open space are located further south beyond Santa Susana Pass Road and the Union Pacific Railroad.

2.3. Project Objectives

Calleguas's 2017 Potable Water Master Plan identified the need for the Proposed Project to improve water reliability in the eastern Simi Valley/Santa Susana area. The Proposed Project's objectives are to:

- Meet the peak hourly demands in the Simi Valley region during short-term imported water supply outage conditions.
- Provide operational benefits and flexibility during normal and high demand conditions.
- Provide a reserve of water that can be used during supply interruptions, such as maintenance work, power outages, or natural disasters.
- Help maintain consistent water pressure throughout the distribution system.
- In case of emergencies, such as fires, provide an immediate source of water for firefighting and other critical needs.

The Proposed Project would improve the reliability of the existing water supply but would not increase the overall supply of water delivered by Calleguas.

2.4. Project Elements

The Proposed Project includes the above-ground steel tank, inlet and outlet pipelines, pipeline connections, overflow and drain pipes, above ground isolation valves, a paved access road with a driveway off Smith Road, retaining walls, and landscaping. Each of these project elements is discussed further below and shown in Figure 2-2.

Above-ground Steel Tank. The Proposed Project would include the construction of a 43-foot-tall, approximately 125-foot-diameter above-ground steel tank on reinforced concrete ring foundation. The tank would have a storage capacity of approximately 3.5 MG. Tank appurtenances would be installed, including exterior stairways with landing, manholes, cleanouts, vents, access hatches at the interior ladder and overflow trough, and tank shell outlets. Instrumentation and control components would also be constructed, including cabinet(s) for housing instrumentation and equipment for monitoring and transmitting information, such as tank volumes, intrusion monitoring, and flow direction. Power to the tank and appurtenances would be provided from nearby power poles on Smith Road. The tank would be painted a neutral color (e.g., beige or sage green), similar to Calleguas's existing storage tanks (see Figure 2-3).

Figure 2-3. Example Paint Treatment

Source: Calleguas Municipal Water District, 2023
Note: This tank is located in Moorpark, California and is shown for illustrative purposes.

Inlet and Outlet Pipelines. The tank would be fitted with 36-inch diameter inlet and outlet pipelines to fill and deliver water from the tank. The inlet and outlet pipelines would combine into a single pipeline to form a common inlet/outlet pipeline before connecting to Calleguas's potable water system.

Pipeline Connections. Pipeline connections would be constructed to connect to Calleguas's 78-inch diameter CCNB and 51-inch diameter CCSB beneath Smith Road.

Overflow and Drain Pipes. The tank would be designed with a dedicated 24-inch diameter overflow and drain pipe to drain the tank for routine maintenance and repairs, as well as to prevent the tank from overfilling. The overflow and drain pipe would connect to an existing storm drain located on the project

site. Water would be discharged from the storm drain to the existing VCWPD concrete drainage channel (Arroyo Simi channel) adjacent to and north of the site.

Paved Access Road. The tank would be accessed from Smith Road via a new 350-foot-long by 25-foot-wide, asphalt concrete paved access road that would extend from the property line on Smith Road, to the elevated pad where the tank would be located, and around the perimeter of the tank.

Retaining Walls. An existing earthen berm at the site would be investigated for suitability for onsite production of soil-cement for placement below and around the tank footprint. The removal or reuse of the earthen berm would be required to create a pad with a ground elevation of approximately 1,096 feet AMSL for the proposed tank. Retaining walls composed of concrete and fill slopes would be constructed as a part of the pad construction. The retaining walls would be approximately 4 feet to 16 feet tall and placed along the northern and southern boundaries of the site. The color and finish treatment of the retaining wall would be selected to complement the environment.

Landscaping. Landscaping would help to screen views of the tank from the surrounding area.

2.5. Project Construction

This section includes a description of construction activities, provides the anticipated construction schedule for the Proposed Project, and includes information about water and electricity needs during construction, construction access and staging, estimated truck trips, the number of construction workers required, types of construction equipment, and construction best management practices to minimize sediments and pollutants in stormwater runoff.

Construction Activities. Project construction would be primarily limited to activities within the property and would include the following:

- ***Earthwork, Pad and Retaining Wall Construction, and Vegetation Removal.*** Construction activities would include the removal or reuse of the existing earthen berm located onsite, adjacent and parallel to the southern boundary of the property along Smith Road. Material that is more than 2 percent organic material would need to be disposed offsite. Material would also need to be imported to create an elevated pad with a ground elevation of approximately 1,096 feet AMSL. Both retaining walls and fill slopes around the property would be installed as part of the pad construction. Most of the trees, which include coast live oaks, located in the northern and northeastern portions of the site will need to be removed as they would interfere with construction and new facilities; the remaining trees will be protected in place.
- ***Foundation.*** A reinforced concrete ring foundation would be constructed for the tank.
- ***Tank Construction.*** Construction activities would include the erection and installation of the steel tank, including:
  - Welding of the tank shell and roof panels
  - Installation of interior columns
  - Anchoring the tank to the foundation
- ***Tank Appurtenances.*** Construction activities would include the installation of tank appurtenances, including:
  - Exterior stairway with landing
  - Manholes
  - Cleanouts
  - Vents
  - Access hatches at the interior ladder and overflow trough
  - Tank shell outlets

- ***Coating/Painting of the Steel Tank.*** The tank would be painted with a neutral color (e.g., beige or sage green), that would blend in with the surrounding landscape during the majority of the year as the vegetation changes color from green to brown (see Figure 2-3).
- ***Pipeline and Utility Connections.*** Trenching and excavation would be required to connect the inlet and outlet pipelines via a single pipeline to the CCNB and CCSB in Smith Road, as well as to connect the overflow and drain pipe via a single pipeline to the existing storm drain onsite. In addition, new electrical service for operation would be provided from nearby power poles on Smith Road. An approximately 300-foot-long SCE service line would be required to connect the project site to the existing above-ground power lines on the north side of Smith Road. Construction activities for this electrical connection would include the installation of a new underground conduit between the power pole and the site consisting of shallow trenching, conduit installation, backfill, and pulling the conductors (wire) through the conduit. Potable water for the drip irrigation of landscaping during project operation would be provided by Calleguas.
- ***Access Road Construction.*** The access road would require fine grading and paving from Smith Road to the concrete pad and around the perimeter of the tank.
- ***Site Restoration and Landscaping.*** Following construction, disturbed areas on the project site would be restored. The area immediately surrounding the tank would be paved, and the remaining disturbed areas would be revegetated. Landscaping would be installed around the site perimeter.

Construction Schedule. Construction of the Proposed Project is anticipated to be completed over approximately 30 to 36 months. Due to uncertainties about the anticipated timing of land acquisition, duration of permitting and design, and other considerations, a planned start date has not currently been identified for the Proposed Project. For the purposes of air quality modeling, the construction start date was conservatively assumed to begin in late 2025 and conclude in mid- to late-2027. The majority of construction would occur Monday through Friday between 7:00 a.m. and 4:30 p.m.; however, nighttime work would be needed for the connections to Calleguas's CCNB and CCSB, as the construction of these connections would require the shutdown of the CCNB and CCSB and work would need to be performed continuously. Nighttime work would be completed over a period of approximately 2 weeks. No construction is expected on weekends but could occur due to the need to minimize the impact of traffic control on motorists or work continuously to limit the duration of shutdowns of existing water facilities. Work hours in the public right-of-way would be finalized with the City of Simi Valley through the roadway encroachment permitting process.

The anticipated duration for the Project's construction activities is shown in Table 2-1.

Table 2-1. Construction Schedule

Construction Activities	Duration
Earthwork, Pad and Retaining Wall Construction, and Vegetation Removal	2 weeks for Clearing and Grubbing 5 weeks for Earthwork (Excavation and Overexcavation) 14 weeks for Ground and Subbase Improvement 27 weeks for Soil-Cement Embankment 14 weeks for Retaining Walls 28 weeks for Regular Embankment (Fill)
Foundation	6 weeks
Tank Construction	16 weeks
Tank Appurtenances	8 weeks for Interior Appurtenances 8 weeks for Exterior Appurtenances
Coating/Painting of the Steel Tank	8 weeks for Interior Coating and 8 weeks for Exterior Coating

Construction Activities	Duration
Pipeline and Utility Connections	10 weeks for Inlet and Outlet Pipelines 6 weeks for Overflow and Drain Structures 8 weeks for Electrical and Instruments
Access Road Construction	8 weeks
Site Restoration and Landscaping	8 weeks

Note: Some construction activities would overlap.

Water and Electricity. During construction, water would be required for dust suppression and concrete production (if needed) and would be obtained from City of Simi Valley (Ventura County Waterworks District No. 8In addition, generators would be required for various construction activities. Nighttime lighting would only be required during construction for the connection to Calleguas's CCNB and CCSB, which must be completed continuously over a period of approximately 2 weeks. In addition, throughout the construction period, standard nighttime security lighting would also be required onsite.). Electricity needed during construction for nighttime lighting would be provided onsite using a generator.

Construction Access and Staging. Access to the project site would be provided by Smith Road. Flagger-controlled traffic controls would be required for approximately 4 weeks on Smith Road during preparatory work and construction to provide connections to the CCNB and CCSB. A minimum of one lane of traffic in each direction would be available during the construction period. Construction fencing would be installed around the site perimeter for security purposes. The staging area for the storage of construction equipment and the stockpiling of excavated material would be located onsite or at a location to be determined and acquired by the contractor.

Construction Trips. As shown in Table 2-2, construction would require a total of approximately 6,100 cubic yards (CY) from the existing earthen berm to either be re-used onsite (Scenario A) or exported offsite for disposal (Scenario B). If exported offsite, the material from the earthen berm would be disposed of at a location to be determined by the contractor, which has been assumed for the purposes of the analysis to be the Simi Valley Landfill. In addition, approximately 71,000 CY of imported fill from a source to be determined by the contractor, including approximately 38,000 CY of regular granular fill and 33,000 CY of soil-cement, would be required. Large dump trucks can typically carry between 10 to 16 CY of material, depending on the weight of the material. Using a conservative capacity of 12 CY per truck, the table below presents the approximate truck trips based on the reuse or disposal of the existing earthen berm. Additional truck trips would also be needed for delivery of the tank components and various pipes and other components. The Proposed Project would require 45 peak day construction truck trips.

Table 2-2. Approximate Truck Trips During Construction

	Approximate Truck Trips	
Activity	Scenario A: Reuse Berm for Fill	Scenario B: Dispose of Berm Offsite
Import of regular granular soil fill	2,650	3,200
Import of soil-cement fill	2,750	2,750
Earth berm material	0	500
Delivery of tank shell, roof, columns, and miscellaneous components	50	50
Total	**5,450**	**6,500**

Note: Truck trip calculations assume a capacity of 12 cubic yards per truck.

Construction Workforce. An estimated maximum of 21 staff would be onsite during construction for a limited time, with a range of 5 to 21 staff, depending on the work being conducted.

Construction Equipment. Construction equipment could include a backhoe, dozer, loader, skip loader, generator, chainsaw, pump truck, concrete pump, crane, welding machine, scissor lift, sand blasting unit, compressor, dehumidifier unit with compressor, roller compactor, paving machine, concrete curbing machine, dump truck, utility truck, delivery truck (for concrete, rebar, formwork, and other materials), excavator, grader, and water truck.

Construction Best Management Practices. Project construction would comply with the Stormwater Pollution Prevention Plan (SWPPP) that would be prepared in accordance with the requirements of the National Pollution Discharge Elimination System (NPDES) Construction General Permit. Implementation of the SWPPP would minimize the amount of sediment and other pollutants associated with the construction site that are discharged in stormwater runoff through best management practices (BMPs) to control erosion and sedimentation. Measures for erosion and sediment control could include the following:

- Use of stabilized construction entrances and exits;
- Construction vehicle maintenance in staging areas to avoid leaks; and
- Installation of silt fences and erosion control blankets.

The SWPPP would be incorporated into the Proposed Project and the contractor would be required to comply with the associated BMP requirements. The SWPPP and BMPs do not serve as mitigation measures.

2.6. Project Operation and Maintenance

Existing Calleguas staff would perform operation and maintenance activities. Operational activities at the project site would be limited to routine inspection and maintenance, which would include weekly routine inspections; annual maintenance to exercise valves and calibrate or inspect instrumentation and electrical components; and detailed inspections every 5 years of the interior and exterior coating, interior structural elements, and miscellaneous components. Interior inspections that would be conducted every 5 years would require the tank to be drained or would be performed by a qualified diving inspector while the tank is full. If the tank is drained, water would be dechlorinated and discharged from the onsite storm drain to the existing VCWPD concrete drainage channel (Arroyo Simi channel) adjacent to and north of the site. Landscaping would be irrigated as needed and maintained regularly.

Permanent fencing would be installed around the site perimeter, and nighttime lighting would be provided for security purposes. Operation and maintenance vehicles would access the site using the driveway from Smith Road, which would be gated and locked.

Operational vehicle trips for routine inspection and maintenance are estimated to include the following:

- 1 vehicle trip for weekly inspections
- 14 vehicle trips for yearly maintenance
- 7 vehicle trips for detailed inspections every 5 years

2.7. Anticipated Permits and Approvals

Table 2-3. Anticipated Permits and Coordination Required for the Proposed Project

Agency	Permits/Approvals
Local/Regional Agencies	
City of Simi Valley	Roadway encroachment permit and connection to on-site storm drain
Ventura County Air Pollution Control District	Compliance with applicable air quality rules and regulations
Los Angeles Regional Water Quality Control Board	Coverage under the National Pollution Discharge Elimination System (NPDES) Construction General Permit.
State Agencies	
California Department of Transportation	Transportation Permit for movement of vehicles that may qualify as an oversized or excessive load (if required)

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3. INITIAL STUDY CHECKLIST

The Initial Study and Notice of Preparation for the Proposed Project were prepared in accordance with CEQA Guidelines Section 15063, which states:

> Following preliminary review, the lead agency shall conduct an initial study to determine if the project may have a significant effect on the environment. If the lead agency can determine that an EIR will clearly be required for the project, an initial study is not required but still may be desirable.

As discussed in the following sections, Calleguas, as Lead Agency, has determined that there is substantial evidence that the Proposed Project may cause a significant effect on the environment. Based on this determination, and in accordance with CEQA Guidelines Section 15063, the Lead Agency is required to prepare an EIR.

3.1. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project (i.e., the Proposed Project would involve at least one impact that is a "Potentially Significant Impact"), as indicated by the checklist on the following pages.

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

3.2. Determination

On the basis of this initial evaluation:

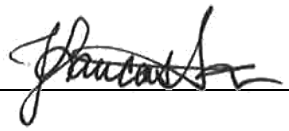
I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

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

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

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

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



Signature 4/24/2025
Date

Jennifer Lancaster
Manager of Water Resources
Calleguas Municipal Water District

3.3. Evaluation of Environmental Impacts

3.3.1. Aesthetics

AESTHETICS Except as provided in Public Resources Code Section 21099, **would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 nonurbanized 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 point). 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?	☒	☐	☐	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. Scenic vistas are viewpoints that provide expansive views of a highly valued landscape for the public benefit. The Natural Resources Element of the City of Simi Valley General Plan identifies tree-studded hillsides, ridgelines, canyons, bluffs, significant rock outcroppings, and open space areas surrounding the city as visual resources, which are present within the vicinity of the project site (City of Simi Valley, 2012 and 2021b). The project site is currently an undeveloped parcel that is primarily vacant with the exception of a small outdoor storage yard (approximately 100 feet by 70 feet) surrounded by a chain link fence in the northeastern portion of the site.

The project site is surrounded by views of commercial office/warehouse buildings and trees to the north, vegetation and trees to the east, low-density residential development and hills to the south, a recreational vehicle park to the northwest (Rocky Trailer Village), and Rocky Pointe Natural Park to the west. Although the project vicinity is surrounded by some residential and commercial development, the immediate vicinity provides relatively uninterrupted views of surrounding scenic vistas, which consist of rock outcroppings, oak trees, and open space areas to the south, and distant views of hills and ridgelines within the Santa Susana Mountains to the north.

During construction activities, the existing scenic character of the project site would be temporarily affected by the staging and operation of construction equipment, which could block views of scenic vistas for vehicles and pedestrians traveling on Kuehner Drive and Smith Road. The tank would be constructed on top of an elevated pad, which would be created with imported fill material to reach a ground elevation of approximately 1,096 feet AMSL (see Figures 3-1 through 3-3); this higher elevation of the water level above the surrounding area would allow the tank to operate by gravity without pumping. Therefore, during operation, the tank would result in permanent visual changes that could alter scenic vistas. Additional analysis is required to determine if the Proposed Project would have a substantial adverse effect on a scenic vista. Therefore, this impact is potentially significant and will be addressed further in the EIR.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. The project site is located within the City of Simi Valley and is approximately 800 feet north of its boundary with unincorporated Ventura County. Although, according to the Ventura County 2040 General Plan's Resource Protection Map, no Scenic Resource Areas exist near the project site, the Natural Resources Element of the City of Simi Valley General Plan identifies tree-studded hillsides, ridgelines, canyons, bluffs, significant rock outcroppings, and open space areas surrounding the city as visual resources (Ventura County, 2010; City of Simi Valley, 2012 and 2021b). These resources are present within the vicinity of the project site. The project site is also undeveloped with several mature trees.

The project site is approximately one mile south of California State Route 118, which is an eligible State scenic highway (Caltrans, 2018). Construction of the Proposed Project would not damage or adversely affect rock outcroppings or historic buildings, as construction activities would be completed within an undeveloped property and adjacent roadways that do not include these resources. Although tree-studded hillsides are visible from the project site, trees located along California State Route 118 would not be affected by the Proposed Project. Several mature coast live oak trees within the project site will need to be removed; however, these trees are not visible from California State Route 118, since existing views of the project site from this highway are blocked by surrounding hillsides and trees. The Proposed Project would not damage scenic resources within a State scenic highway. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

c. Would the project, 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. The areas surrounding the project site include both non-urbanized and urbanized areas, with commercial and residential development to the north and open space to the south. The Proposed Project includes construction of an above-ground steel water storage tank on an undeveloped site. Although the tank would be a neutral color (e.g., beige or sage green), that would complement the surrounding landscape, the existing visual character or quality of the site or its surroundings could be affected, as shown in visual simulations prepared for the Proposed Project, showing existing and proposed views of the project site (see Figures 3-1 through 3-3). Figure 3-3, from the northwest corner of the project site, shows how the proposed tank would look from the adjacent Rocky Pointe Natural Park. Additional analysis is required to determine if the Proposed Project would substantially degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, this impact is potentially significant and will be addressed further in the EIR.

Figure 3-1. Visual Simulation from Southwest Corner of Project Site

Existing View

Proposed View

Source: Perliter & Ingalsbe, 2024

Figure 3-2. Visual Simulation from Southeast Corner of Project Site

Existing View

Proposed View

Source: Perliter & Ingalsbe, 2024

Figure 3-3. Visual Simulation from Northwest Corner of Project Site

Existing View

Proposed View

Source: Perliter & Ingalsbe, 2024; Aspen Environmental Group, 2024

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. For approximately 2 weeks of the construction period, nighttime lighting would be required during construction of the connection to Calleguas's CCNB and CCSB because this work would require the shutdown of the CCNB and CCSB and would need to be performed continuously. Permanent nighttime lighting would be installed at the project site for security purposes during project operation. Although all lighting would be directed toward the site and away from surrounding roadways and the proposed tank would be made of non-reflective materials, these design components could create a new source of light or glare. Additional analysis is required to determine if the Proposed Project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, this impact is potentially significant and will be addressed further in the EIR.

3.3.2. Agriculture and Forestry Resources

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:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project 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?

No Impact. The Department of Conservation (DOC) California Important Farmland Finder includes a classification system that combines technical soil ratings and current land use as the basis to identify Farmland. The DOC Important Farmland Finder identifies the project site as Urban and Built-Up Land, which is defined as land occupied by residential, industrial, commercial, institutional, or other similar structures with a building density of approximately six structures to a ten-acre parcel (DOC, 2018). According to the DOC, the project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Proposed Project would not convert Farmland to non-agricultural use. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. As discussed in Section 3.3.2(a), the project site is located on Urban and Built-Up Land (DOC, 2018); therefore, the project site is not enrolled in a Williamson Act contract. In addition, the project site is zoned Commercial Recreation (City of Simi Valley, 2022a) and is not zoned for agricultural use. The Proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact. As discussed in Section 3.3.2(b), the project site is zoned Commercial Recreation. The Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Forest land is land that can support 10-percent native tree cover of any species and that allows for management of forest resources, such as timber, fish and wildlife, and other public benefits. Several mature trees are located in the northern and northeastern portions of the project site; however, these trees are not managed as forest resources and would not meet the definition of forest land. The Proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

e. Would the project 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?

No Impact. As discussed in Sections 3.3.2(a) through (d), no Farmland or forest land are included within the project site. The surrounding area is also not designated as Farmland and does not allow for management of forest resources. The Proposed Project would not involve other changes in the existing environment that could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.3. Air Quality

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:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☒	☐	☐	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. During construction, the Proposed Project would result in increased emissions of criteria air pollutants associated with earthwork, pipeline and utility connections, and construction of the elevated pad, retaining wall, tank, tank appurtenances, and access road. Project construction activities are estimated to take approximately 30 to 36 months. Emissions from operations would result from vehicle trips or the use of equipment required to inspect and maintain the project site over the duration of the tank's lifespan. Additional analysis is required to determine if the Proposed Project would conflict with or obstruct implementation of the applicable air quality plan. Therefore, this impact is potentially significant and will be addressed further in the EIR.

b. Would the project 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?

Potentially Significant Impact. The project site is located in the South Central Coast Air Basin (SCCAB), which is under the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD). VCAPCD is required to monitor air pollutant levels to ensure the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are met. If the standards are met, the SCCAB is classified as being in "attainment." If the standards are not met, the SCCAB is classified as being in "nonattainment" and VCAPCD is required to develop strategies to meet the standards. According to the California Air Resources Board (CARB) Area Designation Maps, the project site is located in a region identified as being in nonattainment for the ozone NAAQS and CAAQS and nonattainment for the particulate matter 10 microns or less in diameter (PM_{10}) CAAQS (CARB, 2023).

As discussed in Section 3.3.3(a), the Proposed Project would result in increased emissions of criteria air pollutants during construction and operation. Additional analysis is required to determine if the Proposed Project would 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. Therefore, this impact is potentially significant and will be addressed further in the EIR.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors are members of the population that are particularly susceptible to adverse health impacts from air pollutants. The following are land uses where sensitive receptors are typically located: residences, schools, playgrounds, childcare centers, and health care facilities.

Construction activities, including earthwork, pipeline and utility connections, and construction of the elevated pad, retaining wall, tank, tank appurtenances, and access road, may expose sensitive receptors to air pollution in the form of combustion exhaust and fugitive dust, as well as involve sources of diesel particulate matter and emissions from welding and coatings/paint that could expose sensitive receptors to increased levels of toxic air contaminants. Operational activities, including the additional truck trips and activities related to servicing tank components, may also expose sensitive receptors to increased levels of criteria air pollutants and toxic air contaminants. Additional analysis is required to determine if the Proposed Project would expose sensitive receptors to substantial pollutant concentrations. Therefore, this impact is potentially significant and will be addressed further in the EIR.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact. Construction of the Proposed Project may cause odors from the use of diesel-powered heavy equipment. In addition, Valley Fever is known to occur in Ventura County soils, and exposure risk is highest from ground-disturbing agricultural and construction activities. Additional analysis is required to determine whether the Proposed Project would result in emissions adversely affecting a substantial number of people. Therefore, this impact is potentially significant and will be addressed further in the EIR.

3.3.4. Biological Resources

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

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

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

Potentially Significant Impact. Project construction would include earthwork, pipeline and utility connections, and construction of the elevated pad, retaining wall, tank, tank appurtenances, and access road. These activities would require trenching, excavation, overexcavation, fill, vegetation removal, grading, and paving.

The project site is highly disturbed and crisscrossed with dirt access roads, bike jumps, an outdoor storage yard, and a large berm near the western and southern edges. During a site visit on August 29, 2024, an Aspen biologist noted the presence of coast live oak trees and a small patch of mulefat. The coast live oak woodland habitat site offers potentially important habitat for local wildlife and numerous birds were detected (e.g., acorn woodpecker, bushtit, northern mockingbird) as well as tracks and other signs of various mammals (e.g., coyotes, opossum, skunks) during the site visit. The project site supports large populations of California ground squirrels and numerous animals and burrows, as noted during the site visit. Numerous bird species are expected to nest within the project site.

Although no special-status biological resources were detected, several have the potential to be present, including the Crotch bumble bee, burrowing owl, and Cooper's hawk. Additional analysis is required to determine if the Proposed Project would have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, this impact is potentially significant and will be addressed further in the EIR.

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

No Impact. The channel located behind the project site is paved with concrete and does not have any riparian vegetation, and no water bodies are present within the project site. In addition, according to the California Department of Fish and Wildlife, no sensitive natural community occurs at the project site (CDFW, 2025). Therefore, the Proposed Project would have no impact on riparian habitat or other sensitive natural community, and this issue will not be addressed further in the EIR.

c. Would the project 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?

No Impact. No State or federally protected wetlands are in the project area. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

d. Would the project 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?

Potentially Significant Impact. No habitat for resident or migratory fish occurs on the project site. As discussed in Section 3.3.4(a), the project site is located in proximity to rural areas that provide habitat for various wildlife species. Additional analysis is required to determine if the Proposed Project would interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, this impact is potentially significant and will be addressed further in the EIR.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. The project site is located in proximity to rural areas with various biological resources present. Additional analysis is required to determine if the Proposed Project would conflict with any local policies or ordinances protecting biological resources. Therefore, this impact is potentially significant and will be addressed further in the EIR.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No Impact. No adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other similar plans overlap with the project area. Therefore, the Proposed Project would have no impact and this issue will not be addressed in the EIR.

3.3.5. Cultural Resources

CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 to § 15064.5?	☒	☐	☐	☐
(c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Potentially Significant Impact. According to CEQA Guidelines Section 15064.5, a historical resource includes those listed in or determined eligible for listing in the California Register of Historical Resources or a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. According to a California Historical Resources Information System records search obtained from the from the South Central Coastal Information Center (SCCIC), 30 previously conducted archaeological resources studies were identified within a 0.5-mile radius of the project site (Rincon, 2022). Two studies covered at least a portion of the project site and included pedestrian surveys. In addition, the SCCIC records search identified 16 previously recorded cultural resources within a 0.5-mile radius of the project site, including six historic-period sites, one historic-period building, and nine prehistoric-period archaeological sites. None of these resources are located within the project site.

The Proposed Project involves the construction and operation of an above-ground steel water storage tank. Construction activities including trenching and excavation for pipeline and utility connections have the potential to affect cultural resources that meet the definition of a historical resource. While the project site is mostly vacant and no known historical resources were identified during the records search, the Proposed Project's activities have the potential to disturb unknown buried resources during earthwork. Additional analysis is required to determine if the Proposed Project would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines

Section 15064.5. Therefore, this impact is potentially significant and will be addressed further in the EIR.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact. Soils at the project site have been previously disturbed through grading and the construction of access roads and no known archaeological resources were identified during the records search. However, the Proposed Project's activities have the potential to disturb unknown buried resources during earthwork. Additional analysis is required to determine if the Proposed Project would cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. Therefore, this impact is potentially significant and will be addressed further in the EIR.

c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially Significant Impact. Although no known cemeteries or burials are known to have occurred at the project site, the Proposed Project's activities have the potential to disturb unknown buried resources during earthwork. Therefore, this impact is potentially significant and will be addressed further in the EIR.

3.3.6. Energy

ENERGY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The use of vehicles, equipment, lighting, and other electrical components during project construction and operation would require the consumption of energy resources in the form of nonrenewable fossil fuels and electricity for site power. Construction would last between approximately 30 and 36 months and would only require the temporary use of energy resources. Operation of the Proposed Project would require the intermittent use of fuel for maintenance vehicles and other equipment used for tank inspection and maintenance. Energy in the form of electricity for lighting and electrical components would also be required. The equipment requiring electricity during operation would include security lighting and cameras, control cabinet lights and fans, a cathodic protection system (to prevent corrosion), various instruments, electrical outlets, and an irrigation pump and controller.

Calleguas would ensure compliance with energy efficiency requirements under the California Green Building Code and Appliance Efficiency Regulations (Title 24 and Title 20 of the California Code of Regulations, respectively). Energy necessary to develop and operate the proposed facility would be used efficiently and limited when feasible. For example, lighting used during operation would be

motion-controlled, and SCADA (Supervisory Control and Data Acquisition) controls would be used to remotely operate the tank, reducing vehicle trips and associated energy usage. Additionally, during construction, the existing earthen berm would be used for onsite production of soil-cement, if deemed suitable, which could reduce truck trips for importing soil and related energy consumption.

The Project's estimated annual energy consumption during operation, based on similar projects, would total approximately 9,000 kWh (kilowatt hours), which is less than the annual energy use for one average U.S. household (10,500 kWh; EIA, 2023) .

Although steel production required for the tank would be energy-intensive due to the high temperatures and chemical reactions necessary to extract this material, steel is considered the best material for water storage due to its durability, corrosion resistance, safety, and longevity. Furthermore, construction and operation of the proposed facility would address the need for additional water storage capacity to meet peak hourly demands in the Simi Valley Region during imported water supply outage conditions and to provide operational benefits during normal and high demand conditions. The Proposed Project would not use non-renewable energy resources in a wasteful or inefficient manner and the use of this energy would be necessary to provide the public benefit of meeting water supply needs.

The Proposed Project would not result in an environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, this impact is less than significant and will not be addressed further in the EIR.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The Proposed Project is the construction and operation of an above-ground steel water storage tank on an undeveloped site, which does not include any existing or proposed renewable energy infrastructure. Therefore, the Proposed Project would not require the removal of any existing infrastructure, nor would the Proposed Project prevent any future infrastructure from being developed, thereby avoiding any potential actions that could conflict with or obstruct plans for renewable energy. As stated in Section 3.3.6(a), the Proposed Project would comply with current energy efficiency requirements under the California Green Building Code and Appliance Efficiency Regulations (Title 24 and Title 20 of the California Code of Regulations, respectively), such as Section 5.106.5.3.1, under Chapter 5, Nonresidential Mandatory Measures. Statewide policies and programs promote the use of renewable resources in the electricity supply and reduction in the carbon-intensity of transportation fuels. Implementation of the State of California's Low-Carbon Fuel Standard regulations and the State's long-term goal for carbon neutrality by 2045 or earlier require transportation fuels used in California to transition to renewable fuel sources or zero-emission technologies. The electricity supply is also on a long-term trend of decarbonization as a result of California's Renewable Portfolio Standard. Over time, increasing portions of the Proposed Project's onsite and offsite energy use would be provided from renewable supplies that would decrease the Proposed Project's use of non-renewable fuels. The Proposed Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.7. Geology and Soils

GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With 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 waste water 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 geologic feature?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project 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.

Less Than Significant Impact. The project site is located in a seismically active area of Southern California with numerous active faults in the vicinity; however, no Alquist-Priolo Fault Zones or other known Quaternary faults cross or are adjacent to the project site (DOC, 2024a; USGS, 2024a). The closest Alquist Priolo Fault Zone to the project site is the Simi-Santa Rosa Fault Zone, which is located approximately 3.4 miles northwest of the project site (DOC, 2024a). The closest Quaternary fault to the project site is the Simi-Santa Rosa Fault, located approximately 3 miles to the north (USGS, 2024a).

The proposed above-ground steel water storage tank and associated components would be built in accordance with relevant standards and codes related to seismic resistance and structural integrity, including American Water Works Association (AWWA) D100 – Welded Carbon Steel Tanks for Water Storage; American Society of Civil Engineers (ASCE) 7-16 – Minimum Design Loads and Associated Criteria for Buildings and Other Structures; American Concrete Institute (ACI) 301 – Specifications for Structural Concrete; and the California Building Code (CBC).

Incorporation of modern standard engineering and safety standards in the project design and compliance with standard engineering criteria would minimize adverse effects on people and structures. Emergency planning and coordination would also reduce injuries to onsite personnel during seismic activity. In the event that an earthquake compromised any project component during operation, Calleguas would temporarily cease operations and conduct emergency repairs as soon as possible. The Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault. Therefore, this impact is less than significant and will not be addressed further in the EIR.

(ii) Strong seismic ground shaking?

Less Than Significant Impact. The project area would likely be subject to ground shaking associated with earthquakes on local and regional active faults. The intensity of the seismic ground shaking during an earthquake is dependent on the distance between the project area and the epicenter of the earthquake, the magnitude of the earthquake, and the geologic conditions underlying and surrounding the project area. Typically, ground shaking is greatest at the epicenter of an earthquake, which is the point on the Earth's surface directly above the fault rupture. Significant active faults near the project site that could generate large earthquakes resulting in seismic ground shaking at the site include the following: Simi-Santa Rosa Fault, Sierra Madre Fault Zone, Sycamore Canyon fault, Northridge Hills fault, and Chatsworth fault (USGS, 2024a). Large earthquakes on other regional faults could also trigger ground shaking at the project site.

Because operational activities at the project site would be limited to routine inspection and maintenance, the most frequent of which is a weekly inspection, the Proposed Project would never have permanent onsite employees. Therefore, the exposure of people to seismic ground shaking is a low potential risk. However, exposure of structures associated with the Proposed Project to seismic ground shaking is unavoidable. Incorporation of modern standard engineering and safety standards in project design and compliance with relevant standards and codes related to seismic resistance and structural integrity, including AWWA D100 – Welded Carbon Steel Tanks for Water Storage, ASCE 7-16 – Minimum Design Loads and Associated Criteria for Buildings and Other Structures, ACI 301 – Specifications for Structural Concrete, and the CBC, would minimize adverse effects on people and structures. Emergency planning and coordination would also reduce injuries to any onsite personnel during seismic activity should it coincide with routine inspection and maintenance. In the event that an earthquake compromised any project component during operation, Calleguas would temporarily cease operations and conduct emergency repairs as soon as possible.

The Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Therefore, this impact is less than significant and will not be addressed further in the EIR.

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

Less Than Significant Impact. Liquefaction is the phenomenon in which saturated granular sediments temporarily lose their shear strength during periods of earthquake-induced strong ground shaking. The susceptibility of a site to liquefaction is a function of the depth, density, and water content of the granular sediments and the magnitude and frequency of earthquakes in the surrounding region. Saturated, unconsolidated silts, sands, and silty sands within 50 feet of the ground surface are most susceptible to liquefaction (unconsolidated sediments with groundwater levels of 50 feet below ground surface [bgs] or less). Liquefaction-related phenomena include lateral spreading, ground oscillation, flow failures, loss of bearing strength, subsidence,

and buoyancy effects. The California Geological Survey identified the project site as within a Liquefaction Zone (DOC, 2023). However, incorporation of modern standard engineering and compliance with relevant standards and codes related to seismic resistance and structural integrity, as described above, would minimize adverse effects on people and structures. The Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure. Therefore, this impact is less than significant and will not be addressed further in the EIR.

(iv) Landslides?

Less Than Significant Impact. The California Geological Survey did not identify the project site as being within a Landslide Zone (DOC, 2023). Steep slopes or hillsides are not located immediately adjacent to the project site and project activities would not affect the stability of any of the hillsides in the vicinity due to their distance of at least 500 feet away from the project site. Additionally, all project activities would be conducted in compliance with relevant standards and codes related to seismic resistance and structural integrity, as described above, which also address the potential for landslides. The Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Therefore, this impact is less than significant and will not be addressed further in the EIR.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. During a site visit in September 2024, the berm near the western and southern edges of the project site showed abundant evidence of use by dirt bikes, which has caused some erosion. Project construction would also include excavation and trenching, which would expose and loosen soils, making them susceptible to erosion by wind and water. Potential soil erosion hazards vary depending on the use, conditions, and textures of the soils. Soils containing high percentages of fine sands and silt and that are low in density are generally the most erodible.

The project site appears to consist of alluvium deposits of sand, silt, clay, and gravel, and Chatsworth formation sandstone most likely exists at shallow depths (Calleguas Municipal Water District, 2022). During construction, the Proposed Project would include implementation of Stormwater Pollution Prevention Plan (SWPPP) best management practices (BMPs) in compliance with the National Pollution Discharge Elimination System (NPDES) Construction General Permit to limit erosion from construction activities. Measures for erosion and sediment control could include the use of stabilized construction entrances and exits, construction vehicle maintenance in staging areas to avoid leaks, and the installation of silt fences and erosion control blankets. No substantial erosion or loss of topsoil would result from tank operation because the project site would be revegetated, similar to what is shown in Figures 3-1 through 3-3 in Section 3.3.1(c), and BMPs to control runoff would be incorporated into the project design, such as slope stabilization to absorb, divert, and filter runoff. The Proposed Project would not result in substantial soil erosion or the loss of topsoil. Therefore, this impact is less than significant and will not be addressed further in the EIR.

c. Would the project be located on geologic units 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?

Less Than Significant Impact. The Proposed Project's impacts would be less than significant related to landslides, liquefaction, and lateral spreading, as discussed in Sections 3.3.7(a)(iii) and (a)(iv). Subsidence is the sinking or gradual lowering of the earth's surface from either natural geologic causes, such as faulting, or from man-made causes, such as groundwater pumping or oil and gas production. As groundwater or oil and gas is withdrawn, the pore-pressure in the sediments decreases, allowing the weight of the overlying sediment to permanently compact or compress the

fine-grained units. The United States Geological Survey (USGS) Land Subsidence in California website includes maps of groundwater and oil subsidence in California and indicates that the project site is not located in an area of groundwater or oil subsidence (USGS, 2024b.). The Proposed Project would not be located on geologic units or soil that is unstable or that would become unstable as a result of the Proposed Project. Therefore, this impact is less than significant and will not be addressed further in the EIR.

d. Would the project 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?

No Impact. Expansive soils are characterized by their ability to undergo great volume change (shrink and swell) due to variation in soil moisture content. Changes in soil moisture could result from several factors, including rainfall, landscape irrigation, utility leakage, and/or perched groundwater. Expansive soils are typically very fine grained with a high to very high percentage of clay. According to the Natural Resources Conservation Service (NRCS) Web Soil Survey, soils beneath the project site include AcC (Anacapa sandy loam, 2 to 9 percent slopes) and Rw (Riverwash) (NRCS, 2024). Linear extensibility is a quantitative measurement of shrink-swell potential, defined as the change in length of a portion of soil when its moisture content is reduced from wet to dry. According to the NRCS Web Soils Survey, AcC and RW soils have a linear extensibility of less than 3 percent, which per the NRCS National soil survey handbook, title 430-VI, indicates a low shrink-swell potential that would not be classified as expansive soils. This is consistent with the geotechnical investigations, which found that the upper soils within the site of the Proposed Project consisted of silty sand soils, classified as low expansive potential materials. The Proposed Project would not be located on expansive soil. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Proposed Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The project site is underlain by Qa (Quaternary Alluvium) and Kcs (Chatsworth Formation) (Dibblee, 1992). Quaternary alluvium is a geologic term for recent river deposits (2.58 million years ago to present) and the Chatsworth Formation is a Cretaceous period sandstone geologic formation (between 145.5 and 65.5 million years ago). Both of these geologic features have low paleontological sensitivity (Verhoff and Spaulding, 2011), which means that they are unlikely to contain important fossils because of their age or depositional history. Typically, low sensitivity formations produce poorly preserved invertebrate fossil remains in low abundance. The Proposed Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.8. Greenhouse Gas Emissions

GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☒	☐	☐	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Construction and operational activities would result in temporary direct and indirect greenhouse gas (GHG) emissions from use of fuels and electricity by various equipment, such as a dozer, loader, skip loader, generator, chainsaw, pump truck, concrete pump, crane, welding machine, scissor lift, sand blasting unit, compressor, dehumidifier unit with compressor, roller compactor, paving machine, concrete curbing machine, dump truck, utility truck, delivery truck, excavator, grader, and water truck. Construction would take between approximately 30 and 36 months. Operations would include additional truck trips and activities related to servicing tank components that would result in GHG emissions. Additional analysis is required to determine if the Proposed Project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, this impact is potentially significant and will be addressed further in the EIR.

b. Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The sources of GHG emissions caused by the Proposed Project during construction may have the potential to conflict with plans or policies adopted for the purpose of achieving GHG emission reductions. Additional analysis is required to determine if the Proposed Project would conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Therefore, this impact is potentially significant and will be addressed further in the EIR.

3.3.9. Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With 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 § 65962.5 and, as	☐	☐	☒	☐

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Construction of the Proposed Project would temporarily increase the transport and use of hazardous materials through the operation of vehicles and equipment, consistent with other construction projects in the region. Such substances include diesel fuel, oil, solvents, coatings, paint, and other similar materials brought onto the site for use and storage during the construction period. These materials would be contained within vessels specifically engineered for safe storage and would not be transported, stored, or used in quantities that would pose a significant hazard to the public or construction workers. Furthermore, project construction would require the excavation and transport of soils that could possibly be contaminated by vehicle-related pollution (e.g., oil, gasoline, diesel, and other automotive chemicals). All soils removed during construction would be transported and disposed of in accordance with applicable codes and regulations to minimize potential hazards to construction workers and the surrounding community.

Operation of the Proposed Project would be limited to routine inspection and maintenance, which would include weekly routine inspections; annual maintenance to exercise valves and calibrate or inspect instrumentation and electrical components; and detailed inspections every 5 years of the interior and exterior coating, interior structural elements, and miscellaneous components. Therefore, operational activities would not require substantial use, storage, or disposal of hazardous materials. The Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, this impact is less than significant and will not be addressed further in the EIR.

b. Would the project 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?

Potentially Significant Impact. The use, transport, and storage of hazardous materials during construction of the Proposed Project (e.g., diesel fuel, oil, solvents, coatings, paint, and other similar materials) could introduce the potential for an accidental spill or release. As discussed under Section 3.3.9(a), operation and maintenance of the Proposed Project would not involve the routine transport, use, or disposal of hazardous materials. Therefore, potential impacts are limited to the construction period.

The presence of hazardous materials during project construction activities could result in an accidental upset or release of hazardous materials if they are not properly stored and secured. However, hazardous materials used during project construction would be disposed of offsite in accordance with all applicable laws and regulations. Additionally, the Proposed Project would adhere to BMPs required by the SWPPP, which include hazardous material management measures.

During a site visit in September 2024, scattered small pieces of concrete and construction debris were noted throughout the site with several larger piles of concrete and construction debris in the northern part of the site near the trees. Piles of landscaping debris were also noted on the site, primarily in the northern half of the site. Scattered trash, consisting of paper, wrappers, and two shopping carts, was found along and near the berm. Several open and spilled buckets of paint were noted in the northeastern part of the site, east of a fenced storage yard. No obvious evidence of spills or leaks were noted in the surface soils of the project site, with the exception of the spilled paint buckets.

A portion of the site has been fenced off with a chain link fence and is being used as an outdoor storage yard (approximately 100 feet by 70 feet) for a tennis court surfacing company; materials being stored within the fenced area include several large storage containers, work trucks, miscellaneous equipment and tools, and numerous drums and buckets of varying chemicals, sealants, and paints. The fenced storage yard was locked and the fence covered with screening fabric. No attempt was made to enter this area and observations were made from outside the fenced-in areas where portions of the site were visible. Most of the drums and buckets observed were stacked and stored on the bare ground with no secondary containment for leaks or spills, with many of the drums and buckets leaning and precariously balanced on other drums and buckets. This results in a potential for contamination of the underlying soil.

Additional analysis is required to determine if the Proposed 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. Therefore, this impact is potentially significant and will be addressed further in the EIR.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. No schools are located within one-quarter mile of the Proposed Project. The nearest school, Knolls Elementary School, is approximately 0.26 mile west of the project site. The handling of hazardous materials during construction would involve standard materials, such as diesel fuel, oil, solvents, coatings, paint, and other similar materials, typical of construction projects. In addition, hazardous emissions during construction may include toxic air contaminants, which would also result from typical construction activities, such as welding and the use of coatings/paint, and the operation of standard construction equipment and vehicles. The handling of hazardous materials and hazardous emissions would be intermittent and temporary during the 30- to 36-month construction period and would not be expected to result in adverse effects on Knolls Elementary School. No substantial hazardous emissions or handling of hazardous materials, substances, or waste would be required during operation, given the minimal operations and maintenance activities required for the Proposed Project (weekly inspections, yearly maintenance, and inspections every 5 years). In addition, the school is not within one-quarter mile of the project site.

The Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop an updated Hazardous Waste and Substances Sites List, also known as the Cortese List. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List; other State and local government agencies are also required to provide additional hazardous material release information for the Cortese List. The analysis for this section included a review of the following resources on November 7, 2024, to provide hazardous material release information:

- SWRCB GeoTracker database (SWRCB, 2022a)
- DTSC EnviroStor database (DTSC, 2022)

Based upon review of these databases, no active hazardous material sites are mapped within or in the vicinity of the project site. According to GeoTracker's interactive mapping platform, two closed Leaking Underground Storage Tank (LUST) cleanup sites are mapped within the vicinity of the project site to the south. Their status of "Completed—Case Closed" indicates that applicable regulatory requirements were met at the time of closure. The Proposed Project would not create a significant hazard to the public or the environment as a result of being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this impact is less than significant and will not be addressed further in the EIR.

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?

No Impact. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The closest airport to the project site is Van Nuys Airport, located approximately 18 miles southeast of the site. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Simi Valley General Plan Safety and Noise Element identifies evacuation routes within the City, including those in proximity to the project site, such as California State Route 118, Los Angeles Avenue, and Cochran Street (City of Simi Valley, 2021c). For approximately 4 weeks of the construction period, flagger-controlled traffic controls on Smith Road would be implemented to allow for a minimum of one lane of traffic in each direction to remain open during the construction for the connection to Calleguas's CCNB and CCSB, as this work would require trenching and excavation in Smith Road. Nighttime work would also be required during a 2-week period because the work would require the shutdown of the CCNB and CCSB and would need to be performed continuously.

Although temporary construction activities on Smith Road could adversely affect emergency response and evacuation during project construction, notification would be provided to emergency service providers to ensure that emergency response and evacuation plans are not substantially impaired. Once construction is completed, any potential impacts on emergency response or evacuation would cease. Maintenance of the Proposed Project would be conducted annually and would not obstruct emergency response or evacuation. The Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, this impact is less than significant and will not be addressed further in the EIR.

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less Than Significant Impact. The project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE, 2023). Project construction would involve the use of heavy equipment and machinery at the project site, portions of which are near vegetated, open space areas that could be considered wildlands. However, the Proposed Project would comply with federal and State regulations for construction fire safety, including mandatory use of spark arrestors (Public Resources Code [PRC] Section 4442), maintenance of fire suppression equipment during the highest fire danger period (PRC Section 4428), and adherence to standards for conducting construction activities on days when a burning permit is required (PRC Sections 4427 and 4431). Therefore, although the project site is located within an area susceptible to wildfire, the Proposed Project would not increase fire risks within or surrounding the project site. Following the completion of project construction, operational activities would not pose a substantial risk of wildfire ignition given the relatively low frequency of operations and maintenance activities. The Proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, this impact is less than significant and will not be addressed further in the EIR.

3.3.10. Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water 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 offsite;	☐	☐	☒	☐
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?	☐	☐	☒	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. Project construction could generate water pollutants, including soil sediment and petroleum-based fuels or lubricants associated with construction equipment. Project construction would result in temporary excavation, trenching, and grading activities. If not properly

addressed, stormwater pollution and erosion may result from construction activities, which could affect surface and ground water quality during the 30- to 36-month construction period. Impacts on surface and ground water quality during construction would be minimized through implementation of construction erosion control measures (e.g., silt fence, sediment traps, fiber rolls, and storm drain inlet protection measures) per the construction SWPPP. Following project construction, the project site would be revegetated, similar to what is shown in Figures 3-1 through 3-3 in Section 3.3.1(c), and BMPs to control runoff would be incorporated into the project design, such as slope stabilization to absorb, divert, and filter runoff.

During project operation, drainage from tank maintenance, repairs, or potential overflow would be dechlorinated prior to flowing into a drain pipe that would connect to an existing storm drain located on the project site. Water would be discharged from the storm drain to the existing VCWPD concrete drainage channel (Arroyo Simi channel) adjacent to and north of the site. Because most drainage from the tank would be dechlorinated prior to discharge (with the exception of overflow and stormwater runoff), drainage generated by the Proposed Project would have minimal potential to include contaminants that would adversely affect surface or ground water quality. The Proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, this impact is less than significant and will not be addressed further in the EIR.

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

No Impact. Construction of the Proposed Project is not anticipated to require use of any groundwater supplies. The geotechnical investigations found groundwater at the site of the Proposed Project at a depth of 10 feet. Construction will extend to this depth during certain activities (installation of a 35-foot deep rammed aggregate pier system and connection to CCNB and CCSB). The Contract Documents will require that the contractor handle any groundwater encountered during construction in compliance with applicable regulations. Volumes would be small and can be reused on-site for dust control. Operation of the Proposed Project would not require the withdrawal of groundwater or include activities that would interfere with groundwater recharge. The Department of Water Resources (DWR) determined that the Simi Valley Groundwater Basin is a low priority basin; therefore, a Groundwater Sustainability Plan (GSP) is not required under the Sustainable Groundwater Management Act (SGMA). The Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Proposed Project may impede sustainable groundwater management of the basin. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

c. Would the project 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;

Less Than Significant Impact. The Proposed Project would not alter the course of a stream or river. The project site is currently undeveloped with bare dirt and ruderal vegetation (grasses). Project construction activities would include earthwork, such as excavation, trenching, and grading, potentially exposing soil to erosion or siltation. Minor trenching on the north side of Smith Road would be required for the 300-foot-long SCE service line; however, the line would be less than four inches in diameter, which would limit the disturbed area and erosion potential, and the roadway would be restored after construction. In addition, construction activities would

comply with the SWPPP, to be developed as a requirement of coverage under the NPDES Construction General Permit. SWPPP construction BMPs would include erosion and sedimentation control measures, such as silt fencing, sediment traps, fiber rolls, check dams, gravel bags, dust control, stabilized construction entrance, slope drains, and storm drain inlet protection measures that would minimize erosion and siltation impacts during construction (Caltrans, 2016).

Following project construction, the project site would be revegetated, similar to what is shown in Figures 3-1 through 3-3 in Section 3.3.1(c), to minimize the potential for erosion. In addition, areas disturbed by construction within roadways, including the location of the SCE service line connection, would be repaved so that no changes to drainage patterns would result from construction activities. A paved access road would result in additional impervious surfaces on the project site. However, BMPs to control runoff would be incorporated into the project design, such as slope stabilization to absorb, divert, and filter runoff, permanent seeding and vegetation, mulching and erosion control matting, and terracing and contouring.

The Proposed Project would not result in substantial erosion or siltation on- or off-site. Therefore, this impact is less than significant and will not be addressed further in the EIR.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant Impact. Implementation of SWPPP BMPs would help contain some of the surface runoff on the project site. Additionally, the site would be designed such that the majority of the project site would have pervious surfaces, with the driveway and tank being the only impervious surfaces. Therefore, because of the small amount of additional impervious surface on the site both during and following construction, the amount or rate of surface runoff would not substantially increase. Any additional runoff would be collected by existing storm drains and conveyed to the Arroyo Simi channel, which would minimize the potential for flooding on- or offsite. The Proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Therefore, this impact is less than significant and will not be addressed further in the EIR.

(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

Less Than Significant Impact. Implementation of SWPPP BMPs, as required by the NPDES Construction General Permit, would reduce potential runoff pollution during construction. During project operation, runoff would be collected by existing storm drains and then discharged to the existing VCWPD concrete drainage channel (Arroyo Simi channel) adjacent to and north of the site. Any drainage generated by the Proposed Project would not include contaminants and would not provide substantial additional sources of polluted runoff. In addition, BMPs to control runoff would be incorporated into the project design, such as slope stabilization to absorb, divert, and filter runoff. The Proposed Project would not 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. Therefore, this impact is less than significant and will not be addressed further in the EIR.

(iv) impede or redirect flood flows?

No Impact. The Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer Map shows that the project site is within an area designated as Zone X, an area of minimal flood hazard (FEMA, 2024). The existing VCWPD concrete drainage channel, known as the Arroyo Simi channel, is located adjacent to and north of the project site and designated as a regulatory floodway within Zone AE. However, project activities would not interfere with flood flows in the

channel. The Proposed Project would not impede or redirect flood flows. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

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

No Impact. No large bodies of water, such as lakes or oceans, are near the project site that could cause a seiche or tsunami. As discussed in Section 3.3.10(c)(iv), the project site is located within FEMA Flood Insurance Rate Map Zone X, an area of minimal flood hazard (FEMA, 2024). The Proposed Project would not be located in flood hazard, tsunami, or seiche zones. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The project site is located within the area covered by the Los Angeles Regional Water Quality Control Board (RWQCB) Basin Plan, which is intended to preserve and enhance water quality and protect the beneficial uses of all regional waters (Los Angeles RWQCB, 2014). As discussed above, the project site is located within the boundaries of the Simi Valley Groundwater Basin (Basin# 4-009), which is not subject to any formal groundwater management activities or a GSP under SGMA due to its status as a low priority basin (DWR, 2004). The Proposed Project would include the development of a SWPPP as required for coverage under the NDPES Construction General Permit. Construction and operation of the Proposed Project would not interfere with or require the use of groundwater. The Proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, this impact is less than significant and will not be addressed further in the EIR.

3.3.11. Land Use and Planning

LAND USE PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project physically divide an established community?

No Impact. The physical division of an established community typically refers to the construction of linear features, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, that would impair mobility within an existing community or between a community and outlying area. The Proposed Project consists of the construction and operation of an above-ground water storage tank within an undeveloped property that is primarily vacant. No residential communities exist within the project boundaries. During project construction and operation, fencing would be installed around the project site for security purposes; however, surrounding roadways would remain open to allow for continuous mobility. For approximately 4 weeks of the construction period, flagger-controlled traffic controls on Smith Road would be implemented to allow for a minimum of one lane of traffic in each direction to remain open during the construction for the connection to Calleguas's CCNB and CCSB, as this work would require trenching and excavation in Smith Road.

Vehicles would continue to be able to use the roadway during construction and access would be returned to existing conditions after construction is completed. The Proposed Project would not physically divide an established community. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

b. Would the project 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?

No Impact. Per California Government Code Section 53091, building and zoning ordinances of a county or city do not apply to the location or construction of facilities for the production, storage, or transmission of water, wastewater, or electrical energy by a local agency. The Proposed Project would include the construction of an above-ground water storage tank and is thus exempt from local building and zoning ordinances**.**

The Proposed Project would further General Plan goals and policies from respective jurisdictions within the project site that pertain to water supply reliability and wastewater infrastructure. Applicable goals and policies are as follows:

City of Simi Valley

- **Policy NR-4.8: Infrastructure Upgrades.** Continue to upgrade the City's water infrastructure to minimize water leakage and ensure adequate supply for residents and businesses.
- **Policy S-7.1: Ventura County Fire Protection District, Emergency Medical Services Agency, and Simi Valley Hospital Coordination.** Continue to work with and support the Ventura County Fire Protection District, Emergency Medical Services Agency, and Simi Valley Hospital about planning, communicating, and providing adequate personnel, equipment, facility, and infrastructure to maintain a high level of fire and emergency response services in Simi Valley.
- **Policy S-6.5: Water Supply.** Continue to work with Ventura County Waterworks District 8 to update the Urban Water Management Plan for Simi Valley to assess and ensure long-term integrity of water supply to the city for fire suppression.

County of Ventura

- **Policy WR-C: Regional Collaboration on Water Issues and Sustainability.** The County shall continue to provide data and staff resources to support collaboration on climate change and sustainability, and for planning and implementing projects that address local and regional water issues.

The Proposed Project would address the need for additional water storage capacity to meet peak hourly demands in the Simi Valley region during short-term imported water supply outage conditions and provide operational benefits and flexibility during normal and high demand conditions. Therefore, the Proposed Project would represent an improvement to the region's water infrastructure and regional supply reliability.

The Proposed Project would be consistent with the goals and policies outlined in the Ventura County 2040 General Plan and City of Simi Valley General Plan. The Proposed Project would not conflict with land use plans, policies, or regulations. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.12. Mineral Resources

MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Result in the loss of availability of a known mineral resource that would be a 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?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project 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?

No Impact. The Ventura County 2040 General Plan's Resource Protection Map indicates that no designated Mineral Resource Areas are located in proximity to the project site (Ventura County, 2010). The State Mining and Reclamation Act of 1975 requires that the State Mining and Geology Board (SMGB) map areas throughout the State of California that contain regionally significant mineral resources. Aggregate mineral resources within the State are classified by the SMGB through application of the Mineral Resource Zone (MRZ) system. The MRZ system is used to map all mineral commodities within identified jurisdictional boundaries. The EIR prepared for the City of Simi Valley General Plan indicates that the project site is within MRZ-1, defined as an area where adequate information indicates that no significant mineral deposits are present (City of Simi Valley, 2012). In addition, according to the DOC Geologic Energy Management Division, no oil and gas wells or fields are located within the project site; the nearest oil or gas well is approximately 1.7 miles northwest of the project site (DOC, 2022). Construction activities would not prevent access to this neighboring oil or gas well or affect existing activities because the well is located offsite. The Proposed Project would not 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. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

b. Would the project 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?

No Impact. As described in Section 3.3.12(a), the project site is not located near or within a mineral resource recovery site. The Proposed Project would not 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. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.13. Noise

NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☒	☐	☐	☐

NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Potentially Significant Impact. Project operation is not anticipated to result in excessive noise, since the proposed water storage tank would not result in continuous sounds and traffic noise would not be substantial given the limited routine inspection and maintenance activities required, the most frequent of which being a weekly inspection with no permanent onsite employees. However, the Proposed Project would generate temporary noise increases during construction. Nearby noise sensitive receptors include single-family residential areas to the north; a recreational vehicle park (Rocky Trailer Village) and multi-family residential areas to the northwest; single-family residential areas to the east; a movie ranch to the northeast, south, and southeast; and Rocky Pointe Natural Park and a mobile home development to the west and southwest. Potential noise sources during construction of the Proposed Project would be associated with construction vehicles, operation of construction machinery that could result in noise levels above applicable standards, and installation of a 35-foot-deep rammed aggregate pier system. Additional analysis is required to determine if the Proposed Project would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies. Therefore, this impact is potentially significant and will be addressed further in the EIR.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The Proposed Project would generate vibration during construction activities, including, but not limited to, during installation of a 35-foot-deep rammed aggregate pier system, which could affect nearby residential and park uses. Additional analysis is required to determine if the Proposed Project would result in generation of excessive groundborne vibration or groundborne noise levels. Therefore, this impact is potentially significant and will be addressed further in the EIR.

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?

No Impact. The project site is not located within the vicinity of a private airstrip or an airport land use plan or within two miles of a public airport or public use airport. The closest airport is Van Nuys Airport, located approximately 18 miles southeast of the site. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.14. Population and Housing

POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project 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)?

No Impact. The Proposed Project would not include the development of new homes or businesses or the extension of roads. Although the construction of a water storage tank can be considered infrastructure development, the Proposed Project would not be accommodating unplanned population growth. As discussed in Section 2.3, *Project Objectives*, the Proposed Project is intended to meet the peak hourly demands in the Simi Valley region during short-term imported water supply outage conditions and provide operational benefits and flexibility during normal and high demand conditions, which would improve the reliability of the existing water supply but would not require an increase in the overall supply of water needed. Therefore, the proposed water storage tank would not accommodate unplanned population growth. The project's construction period is anticipated to last approximately 30 to 36 months and would not require a substantial number of construction personnel (an estimated 21 personnel at one time at most). No new employees would be needed for operation and maintenance of the Proposed Project. Additionally, Ventura and Los Angeles counties have considerable construction workforces of approximately 27,000 and 307,000 employees, respectively (U.S. Census Bureau, 2023a; 2023b). Because the project site is generally located in proximity to a well-established, heavily populated urban community, existing housing stock should be sufficient to meet the needs of construction and operational personnel. The Proposed Project would not directly or indirectly induce substantial unplanned population growth in the area. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site is an undeveloped property and does not include housing. The Proposed Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.15. Public Services

PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) 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:				
i) Fire Protection?	☐	☐	☐	☒
ii) Police Protection?	☐	☐	☐	☒
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other Public Facilities?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

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

Fire Protection?

No Impact. The Proposed Project is designed to increase Calleguas's water storage capacity and does not involve the provision of new or physically altered fire protection facilities. The Proposed Project would not result in the reduction of existing fire protection facilities. In addition, as discussed in Section 3.3.14(a), construction and operation of the Proposed Project would not affect the area's population, and therefore, the Proposed Project would not create a need for new or physically altered fire protection facilities to meet service ratios, response times, or other performance objectives. Ventura County Fire Department (VCFD) Station #43 is located at 5874 E. Los Angeles Avenue and is approximately 1 mile from the project site (VCFD, 2023). For approximately 4 weeks of the construction period, flagger-controlled traffic controls on Smith Road would be implemented to allow for a minimum of one lane of traffic in each direction to remain open during the construction for the connection to Calleguas's CCNB and CCSB, as this work would require trenching and excavation in Smith Road. Nighttime work would also be required during a 2-week period because the work would require the shutdown of the CCNB and CCSB and would need to be performed continuously.

Although temporary construction activities on Smith Road could adversely affect emergency service and response times during project construction, notification would be provided to emergency service providers to ensure that emergency response is not impaired. Once construction is completed, any potential impacts on emergency service response times would cease. Inspections and maintenance of the Proposed Project would be conducted at most on a weekly basis and would not generate substantial vehicle traffic that would obstruct emergency access. Therefore, the Proposed Project would not require any new fire protection facilities or changes to existing facilities.

The Proposed Project would not result in substantial adverse physical impacts associated with the construction of new or physically altered fire protection facilities to maintain performance objectives. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

Police Protection?

No Impact. The Proposed Project is designed to increase Calleguas's water storage capacity and does not involve the provision of new or physically altered police protection facilities. The Proposed Project would not result in the reduction of existing police protection facilities. As discussed in Section 3.3.14(a), construction and operation of the Proposed Project would not affect the area's population and, therefore, the Proposed Project would not create the need for new or physically altered police protection facilities to meet service ratios, response times, or other performance objectives. Additionally, fencing and a locked gate would be installed to restrict access to the project site, providing additional security that would minimize the need for police protection services. Therefore, the Proposed Project would not require any new police protection facilities or changes to existing facilities.

The Proposed Project would not result in substantial adverse physical impacts associated with the construction of new or physically altered police protection facilities to maintain performance objectives. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

Schools?

No Impact. The Proposed Project is designed to increase Calleguas's water storage capacity and does not involve the provision of new or physically altered school facilities. The Simi Valley Unified School District has 28 public schools, from preschools to high schools, located in the City of Simi Valley and adjacent unincorporated Ventura County areas (Simi Valley Unified School District, 2022). The need for new or physically altered schools is generally associated with an increase in the school-aged population or a decrease in the accessibility to, and availability of, existing schools. The Proposed Project does not include any residential development that may introduce new permanent student residents in the Simi Valley Unified School District and the Proposed Project would not change school accessibility or availability. Therefore, the Proposed Project would not require any new school facilities or changes to existing facilities.

The Proposed Project would not result in substantial adverse physical impacts associated with the construction of new or physically altered school facilities to maintain performance objectives. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

Parks?

No Impact. The Proposed Project is designed to increase Calleguas's water storage capacity and does not involve the provision of new or physically altered park facilities. The Proposed Project would not result in the reduction of existing park facilities and would not induce population growth that would increase demand for park facilities. A substantial increase in the use of park facilities would not result from the Proposed Project. Therefore, the Proposed Project would not require any new park facilities or changes to existing park facilities.

The Proposed Project would not result in substantial adverse physical impacts associated with the construction of new or physically altered park facilities to maintain performance objectives. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

Other Public Facilities?

No Impact. The Proposed Project is designed to increase Calleguas's water storage capacity and does not involve the provision of new or physically altered public facilities. The Proposed Project would not result in the reduction of existing public facilities. In addition, as previously discussed in Section 3.3.14(a), construction and operation of the Proposed Project would not affect the area's population and therefore the Proposed Project would not create the need for new or physically altered libraries, community centers, hospitals, or other public facilities. A substantial increase in the use of these public facilities would not result from the Proposed Project. Therefore, the Proposed Project would not require any new public facilities or changes to existing facilities.

The Proposed Project would not result in substantial adverse physical impacts associated with the construction of new or physically altered public facilities to maintain performance objectives. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.16. Recreation

RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

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?

No Impact. The demand for neighborhood and regional parks or other recreational facilities typically increases with a rise in the number of permanent residents. However, the Proposed Project does not include the development of any residential facilities and therefore the Proposed Project would not result in an increase in the number of residents using existing recreational facilities. The Proposed Project would not 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. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

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?

No Impact. The Proposed Project is designed to increase Calleguas's water storage capacity and does not involve the provision of recreational facilities. In addition, as discussed in Section 3.3.14(a), construction and operation of the Proposed Project would not affect the area's population and therefore the Proposed Project would not increase the demand for recreational facilities or require the construction or expansion of recreational facilities. The Proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.17. Transportation

TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
(b) Conflict or be inconsistent with CEQA Guidelines § 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?	☐	☐	☒	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. Existing transportation facilities within proximity to the project site include roadway, transit, bicycle, and pedestrian facilities. The primary existing roadways in the surrounding area include Kuehner Drive to the west, Smith Road and Santa Susana Pass Road to the south, and Katherine Road to the northwest. Additionally, the Union Pacific Railroad is approximately 0.15 mile to the south of the project site. Nearby existing bicycle facilities include bike lanes along Kuehner Drive, Katherine Road, and East Los Angeles Avenue (City of Simi Valley, 2008). Offroad trails are also present to the northeast and west of the project site.

The City of Simi Valley General Plan Mobility and Infrastructure element establishes goals and policies including the following: supporting a safe and efficient transportation system, providing regional transportation facilities, establishing safe roadway designs and level of service, providing traffic controls, providing sufficient parking, and encouraging bicycle travel and public transit (City of Simi Valley, 2012). For approximately 4 weeks of the construction period, flagger-controlled traffic controls on Smith Road would be implemented to allow for a minimum of one lane of traffic in each direction to remain open during the construction for the connection to Calleguas's CCNB and CCSB, as this work would require trenching and excavation in Smith Road. Vehicles, bicyclists, and pedestrians would continue to be able to use the roadway during construction, and access would be returned to existing conditions after construction is completed. The project site would not be accessible to the public but would accommodate vehicles and trucks required to operate and maintain the facility. Therefore, the Proposed Project would not require the alteration or construction of new roadways or other features that would conflict with the City's circulation system.

Additionally, the Southern California Association of Governments' Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) identifies a forecasted regional development pattern coupled with transportation measures and policies. Because the Proposed Project would not conflict with the local transportation network, the Proposed Project would be consistent with the RTP/SCS. The Proposed Project would not conflict with a program, plan, ordinance or policy addressing the circulation system. Therefore, this impact is less than significant and will not be addressed further in the EIR.

b. Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact. State CEQA Guidelines Section 15064.3 subdivision (b) provides criteria for analyzing transportation impacts. The guidelines state that vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact.

The intent of State CEQA Guidelines Section 15064.3, subdivision (b)(1) and CEQA Screening Thresholds for Land Use Projects is to assess whether a land use project would have a potentially significant transportation impact. The thresholds include a screening threshold for small projects to determine if a project should be expected to cause a less-than-significant impact or if a more detailed analysis is needed, stating:

> Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact (OPR, 2018).

Consistency with the SCS and the City of Simi Valley General Plan is addressed in Section 3.3.17(a). For the purposes of this analysis, the CEQA screening threshold of 110 vehicle trips per day is being applied to automobile, light duty truck, and heavy-duty truck trips. Construction of the Proposed Project would generate an estimated 45 one-way vehicle trips during a peak day. During typical operation of the Proposed Project, vehicle trips would be negligible, as follows:

- 1 vehicle trip for weekly inspections
- 14 vehicle trips for yearly maintenance
- 7 vehicle trips for detailed inspections every 5 years

The Proposed Project would not generate or attract 110 or more daily vehicle trips during construction or operation. For this reason, the Proposed Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Therefore, this impact is less than significant and will not be addressed further in the EIR.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Proposed Project consists of the construction and operation of an above-ground water storage tank to increase Calleguas's water storage capacity. Construction vehicles and equipment would access the site; however, this access would be temporary during the 30- to 36-month construction period and would not disrupt existing traffic patterns in a way that could pose a hazard to vehicles traveling along Kuehner Drive, Smith Road, California State Route 118, and other roadways. No permanent modifications of the public right-of-way would be required. For approximately 4 weeks of the construction period, flagger-controlled traffic controls on Smith Road would be implemented to allow for a minimum of one lane of traffic in each direction to remain open during the construction for the connection to Calleguas's CCNB and CCSB, as this work would require trenching and excavation in Smith Road. Nighttime work would also be required during a 2-week period because the work would require the shutdown of the CCNB and CCSB and would need to be performed continuously. Vehicles would continue to be able to use the roadway during construction, and access would be returned to existing conditions after construction is completed. During operation, the Proposed Project would not increase hazards as no changes to geometric design features or incompatible uses would be required. The Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible uses. Therefore, this impact is less than significant and will not be addressed further in the EIR.

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. During construction, vehicles would travel on local roads, including Kuehner Drive and Smith Road, to access the project site to transport materials, construction equipment, and workers. Although construction vehicles would accommodate access for emergency vehicles, the presence of construction equipment and vehicles could slow down traffic on these local roads, which could affect emergency access. In addition, the SCE service line connection and driveway would require work within Smith Road. However, access impacts would be temporary and intermittent, as construction activities would be limited primarily to the hours of 7:00 a.m. and 4:30 p.m. and would last approximately 30 to 36 months. For approximately 4 weeks of the construction period, flagger-controlled traffic controls on Smith Road would be implemented to allow for a minimum of one lane of traffic in each direction to remain open during the construction for the connection to Calleguas's CCNB and CCSB, as this work would require trenching and excavation in Smith Road. Nighttime work would also be required during a 2-week period because the work would require the shutdown of the CCNB and CCSB and would need to be performed continuously.

Although temporary construction activities on Smith Road could slow down emergency access during project construction, notification would be provided to emergency service providers to ensure that emergency access would remain adequate at all times. Once construction is completed, any potential impacts on emergency access would cease. Maintenance of the Proposed Project would be conducted at most on a weekly basis and would not generate substantial vehicle traffic that would obstruct emergency access. The Proposed Project would not result in inadequate emergency access. Therefore, this impact is less than significant and will not be addressed further in the EIR.

3.3.18. Tribal Cultural Resources

TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:				
i) 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	☒	☐	☐	☐
ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC § 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:

(i) 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 § 5020.1(k), or

(ii) 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 Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. Tribal cultural resources are defined in PRC 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources
- Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1

Calleguas circulated AB 52 consultation letters to Native American tribes on April 25, 2020, as discussed in Section 1.4, *Native American Consultation*. AB 52 consultation is in progress. Additional analysis is required to determine if the Proposed Project would cause a substantial adverse change in the significance of a tribal cultural resource. Therefore, this impact is potentially significant and will be addressed further in the EIR.

3.3.19. Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 waste water 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?	☐	☐	☐	☒

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

a. Would the project 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?

Less Than Significant Impact. The Proposed Project is the construction of a new water facility to provide additional water storage capacity, and environmental effects are being analyzed in an EIR to determine their significance; however, the Proposed Project is not requiring or resulting in a new or expanded facility that would necessitate additional analysis to determine the significance of environ-

mental effects. The Proposed Project would not generate wastewater or require expanded natural gas or telecommunications facilities. Some overflow or drained water from the storage tank would be discharged into the existing, concrete drainage channel, the Arroyo Simi channel, along the northern boundary of the project site; however, flows would be temporary and intermittent and would be sufficiently accommodated by the existing drainage channel so that no additional storm water drainage facilities would need to be constructed. New electrical service for operation of the tank and appurtenances would need to be provided from a nearby power line on Smith Road. An approximately 300-foot-long SCE service line would be required to connect to the project site, but the construction of this connection would not cause significant environmental effects because the work would be limited to an area that is already developed with an existing roadway. The Proposed Project would not require or result in the relocation or construction of new or expanded wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Therefore, this impact is less than significant and will not be addressed further in the EIR.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. As discussed in Section 2.3, *Project Objectives*, the Proposed Project is intended to meet the peak hourly demands in the Simi Valley region during imported water supply outage conditions and provide operational benefits and flexibility during normal and high demand conditions, which would improve the reliability of the existing water supply but would not require an increase in the overall supply of water needed. The Proposed Project would require water supplies during construction, primarily for dust suppression and concrete production that would likely be conducted offsite. However, this demand for water supplies would be temporary and only required during the approximately 30- to 36-month construction period. During operation, a negligible increase in water supply demand for the irrigation of proposed California-friendly landscaping would be required. The irrigation systems would use minimal drip irrigation to conserve water and California-friendly landscaping would not require excessive water use. Sufficient water supplies would be available to serve the Proposed Project, which will be sourced from Calleguas. The Proposed Project would have sufficient water supplies available to serve the Proposed Project and reasonably foreseeable future development during normal, dry and multiple dry years. Therefore, this impact is less than significant and will not be addressed further in the EIR.

c. Would the project 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?

No Impact. Neither project construction nor operation would involve any activities that would generate wastewater. The Proposed Project would not require wastewater treatment services and would not affect the capacity of the wastewater treatment provider. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR**.**

d. Would the project 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?

Less Than Significant Impact. During construction, earthwork would be required to either remove or reuse an existing earthen berm near the western and southern edges of the project site. The largest potential source of solid waste during construction would be material removed from the earthen berm if it cannot be reused onsite. Approximately 6,100 CY from the earthen berm could be hauled offsite to the Simi Valley Landfill and Recycling Center (SVLRC). The SVLRC has a remaining permitted capacity of 80 million CY (Waste Management, 2019). During project operation, no solid waste would

be generated by the Proposed Project. The Proposed Project would not 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. Therefore, this impact is less than significant and will not be addressed further in the EIR.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The Proposed Project would comply with laws pertaining to solid waste management and reductions, including the Resource Conservation and Recovery Act, and Senate Bill 1383 and AB 341 (California Mandatory Recycling Laws). The Proposed Project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR**.**

3.3.20. Wildfire

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

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

If located in or near State responsibility areas or lands classified as very high fire hazard severity zones:

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project site is located within a VHFHSZ (CAL FIRE, 2023). The nearest fire station, VCFD Station #43, is approximately 1 mile northwest of the project site (5874 E. Los Angeles Avenue). Therefore, the project site is located close to adequate emergency services. In addition, the City of Simi Valley General Plan Safety and Noise Element identifies evacuation routes within the City, including those in proximity to the project site such as California State Route 118, Los Angeles Avenue, and Cochran Street (City of Simi Valley, 2021c). For approximately 4 weeks of the construction period, flagger-controlled traffic controls on Smith Road would be implemented to allow for a minimum of one lane of traffic in each direction to remain open during the construction for the connection to Calleguas's CCNB and CCSB, as this work would require trenching and excavation in Smith Road. Nighttime work would also be required during a 2-week period because the work would require the shutdown of the CCNB and CCSB and would need to be performed continuously. Although temporary construction activities on Smith Road could adversely affect emergency response and evacuation during project construction, notification would be provided to emergency service providers to ensure that emergency response and evacuation plans are not substantially impaired. Once

construction is completed, any potential impacts on emergency response or evacuation would cease. Maintenance of the Proposed Project would be conducted at most on a weekly basis and would not generate substantial vehicle traffic that would obstruct emergency response or evacuation. The Proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, this impact is less than significant and will not be addressed further in the EIR.

b. Would the project, 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 wildfire?

No Impact. The project site is undeveloped and relatively flat with ruderal vegetation and several mature trees located in the northern and northeastern portions of the site. Construction activities would not pose a risk of wildfire, as the Proposed Project would comply with federal and State regulations for construction fire safety, such as requiring spark arrester protection in vehicles to reduce the potential of ignition, maintenance of fire suppression equipment during the highest fire danger period, and adherence to standards for conducting construction activities on days when a burning permit is required. Additionally, no project occupants would be present at the site during operation, as maintenance personnel would only be onsite intermittently for brief periods of time, substantially decreasing the risk of exposure. The nearest fire station, VCFD Station #43, is approximately one mile northwest from the project site (5874 E. Los Angeles Avenue) and would provide sufficient fire protection services in the event of a fire during construction or operation. Once operational, the Proposed Project would increase water storage capacity and would not include any operations that would pose a risk of fire. The Proposed Project would not introduce a new fire hazard, as open flames and other flammable materials would not be present onsite during operation. Typical maintenance of the tank would include the use of maintenance trucks on paved roads and would not exacerbate the risk of fire. The Proposed Project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The Proposed Project includes the installation of a water storage tank, inlet and outlet pipelines and associated connections, overflow and drainpipes, a paved access road, and retaining walls. Construction activities would be completed within an undeveloped area with ruderal vegetation and several mature trees located in the northern and northeastern portions of the site. The Proposed Project would comply with federal and State regulations for construction fire safety, such as requiring spark arrester protection in vehicles to reduce the potential of ignition, maintenance of fire suppression equipment during the highest fire danger period, and adherence to standards for conducting construction activities on days when a burning permit is required. As described in Section 4.20(b), the proposed improvements would not pose a fire hazard during operation. The Proposed Project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

d. Would the project 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?

No Impact. Although the project site is located within a VHFHSZ (CAL FIRE, 2023), the Proposed Project does not include commercial or residential development that would bring more people into the area.

Therefore, the Proposed Project would not expose people to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. All of the Proposed Project components would be located on relatively flat terrain. Additionally, the DOC Earthquake Zones of Required Investigation Map indicates that the project site does not fall within a Landslide Zone (DOC, 2024) and the project site is located within FEMA Flood Insurance Rate Map Zone X, an area of minimal flood hazard (FEMA, 2024); therefore, the project site is not prone to flooding or landslides. The Proposed Project would not 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. Therefore, the Proposed Project would have no impact and this issue will not be addressed further in the EIR.

3.3.21. Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☒	☐	☐	☐

Significance criteria established by CEQA Guidelines, Appendix G.

Discussion:

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?

Potentially Significant Impact. As discussed in Section 3.3.4, *Biological Resources*; Section 3.3.5, *Cultural Resources*; and Section 3.3.18, *Tribal Cultural Resources*, impacts related to biological and cultural resources are potentially significant and will be addressed further in the EIR.

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.)

Potentially Significant Impact. Cumulative impacts are defined as two or more individual (and potentially less than significant) project effects which, when considered together or in concert with other projects, combine to result in a significant impact within an identified geographic area. A project may

contribute to a cumulative impact that is not determined to be significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects. However, if a project would contribute to a cumulative impact that is determined to be significant, then a determination must be made as to whether the project's contribution to the significant cumulative impact would be less than cumulatively considerable.

The project site is surrounded by residential, commercial, and open space uses. According to the City of Simi Valley General Plan, Simi Valley is almost fully built out; therefore, the City's land use policies focus on managing population and employment growth to preserve the City's neighborhoods, businesses, districts, and open spaces (City of Simi Valley, 2021a). The policies recognize that most of Simi Valley will be conserved for its existing type and densities of land use and provide direction for their long-term maintenance. In addition, the City's land use policies also provide for strategic growth that targets new development to infill areas that are vacant or underutilized and are scaled to complement adjoining uses. Given these policies, substantial new development within the vicinity of the project site is not anticipated.

For a project to contribute to cumulative impacts, the project must result in some level of impact on a project-specific level. For the following issues, the Proposed Project would have no impact, and therefore, the Proposed Project would not have the potential to result in cumulative impacts. For this reason, these issues are not addressed herein:

- Agriculture and Forestry Resources
- Energy
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

The following discussion describes only those issues for which a "Less than Significant Impact" was identified:

- **Geology and Soils:** The EIR prepared for the City of Simi Valley General Plan indicates that impacts on geology and soils from the construction and operation of the General Plan Update Build-out would be less than significant (City of Simi Valley, 2012). Given that substantial growth is not anticipated in the City in accordance with the City's land use policies (City of Simi Valley, 2021a), cumulative impacts on geology and soils would not be significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects. Therefore, the Proposed Project would not contribute to significant cumulative impacts and this issue will not be addressed further in the EIR.
- **Hydrology and Water Quality:** The EIR prepared for the City of Simi Valley General Plan indicates that impacts on hydrology and water quality from the construction and operation of the General Plan Update Build-out would be less than significant (City of Simi Valley, 2012). Given that substantial growth is not anticipated in the City in accordance with the City's land use policies (City of Simi Valley, 2021a), cumulative impacts on hydrology and water quality would not be significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects. Therefore, the Proposed Project would not contribute to significant cumulative impacts and this issue will not be addressed further in the EIR.
- **Transportation:** The EIR prepared for the City of Simi Valley General Plan indicates that Kuehner Drive and Smith Road operate at a Level of Service (LOS) of A (City of Simi Valley, 2012). LOS A is the best possible operating condition on a roadway, signifying free-flowing traffic with minimal congestion where vehicles can maneuver easily. Given that substantial growth is not anticipated in the City in accordance with the City's land use policies (City of Simi Valley, 2021a), cumulative impacts related to transportation would not be significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects.

Therefore, the Proposed Project would not contribute to significant cumulative impacts and this issue will not be addressed further in the EIR.

- **Utilities and Service Systems:** The project site is in a developed area that is accommodated by existing utilities and service systems. Given that substantial growth is not anticipated in the City in accordance with the City's land use policies (City of Simi Valley, 2021a), cumulative impacts related to utilities and service systems would not be significant when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects. Therefore, the Proposed Project would not contribute to significant cumulative impacts and this issue will not be addressed further in the EIR.
- **Wildfire:** The City of Simi Valley has experienced several wildfires, including the 2003 Simi Fire, burning 108,204 acres in the Simi Hills and southeastern Simi Valley and the 2018 Woolsey Fire, which engulfed more than 70,000 acres. The project site is within a VHFSZ, and therefore, the Proposed Project could contribute to significant cumulative impacts on emergency response and evacuation, when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects. However, as discussed in Section 3.3.20, *Wildfire*, construction vehicle traffic would be temporary during the 30- to 36-month construction period and operational vehicle traffic would be infrequent. Therefore, the Proposed Project's contribution to impacts related to wildfire would be less than cumulatively considerable and this issue will not be addressed further in the EIR.

The following issue areas for which a "Potentially Significant Impact" was identified have the potential to result in cumulatively considerable impacts:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Tribal Cultural Resources

Additional analysis is required to determine if the Proposed Project would have impacts that are individually limited, but cumulatively considerable. Therefore, this impact is potentially significant and will be addressed further in the EIR.

c. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. In general, impacts on human beings are associated with issues such as air quality, hazards and hazardous materials, and noise. As discussed in Section 3.3.1, *Air Quality*; Section 3.3.9, *Hazards and Hazardous Materials*; and Section 3.3.13, *Noise*, the Proposed Project would result in potentially significant impacts. Additional analysis is required to determine if the Proposed Project would have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Therefore, this impact is potentially significant and will be addressed further in the EIR.

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