

**Notice of Determination****Appendix D****To:**

☐ Office of Planning and Research  
 U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk  
 County of: Ventura  
 Address: 800 S. Victoria Avenue  
Ventura, CA 93009

**From:**

Public Agency: City of Simi Valley  
 Address: 2929 Tapo Canyon Road  
Simi Valley, CA 93063  
 Contact: Alexandra Clingman  
 Phone: (805) 583-6772

Lead Agency (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2009121006

Project Title: Arroyo Simi Greenway Specific Plan- Phase 5

Project Applicant: The City of Simi Valley

Project Location (include county): Existing 1.8 miles of Ventura County Watershed Protection access road

**Project Description:**

Request for funds to construct 1.8 miles of improved and standard Class I multi-use trail, completing the fifth phase of the master-planned trail system for the Arroyo Simi Greenway Specific Plan which had an IS/MND adopted on July 13, 2015. Refer to Attachment A for additional project details.

This is to advise that the City of Simi Valley has approved the above  
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 10/15/24 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Department of Environmental Services/ Planning: 2929 Tapo Canyon Road, Simi Valley, CA 93063

Signature (Public Agency): Alexandra Clingman Title: Assocaite Planner

Date: 10/15/24 Date Received for filing at OPR: \_\_\_\_\_



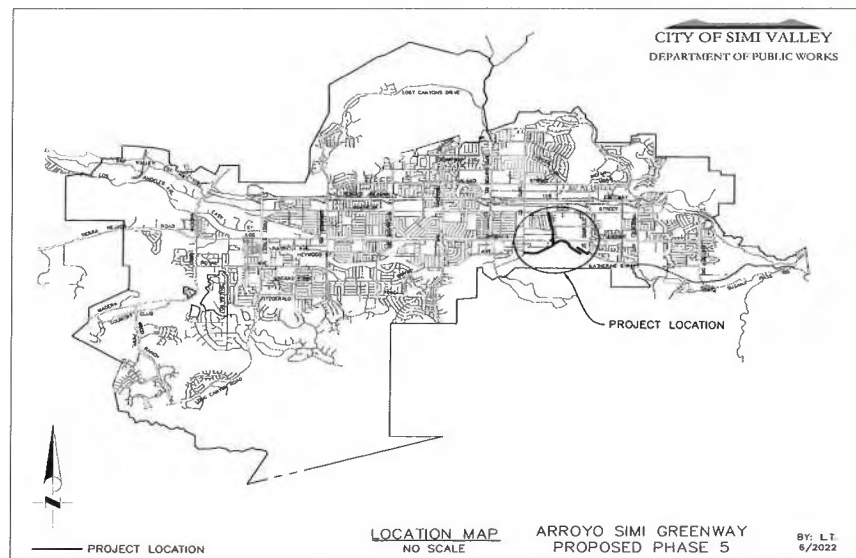
# CITY OF SIMI VALLEY

*Home of The Ronald Reagan Presidential Library*

**Project Name:** Arroyo Simi Greenway Specific Plan- Phase 5

**Project Description:** Request for funds to construct 1.8 miles of improved and standard Class I multi-use trail, completing the fifth phase of the master-planned trail system

**Project Location:** Existing 1.8 miles of Ventura County Watershed Protection access road, east of Tapo Street and west of Hidden Ranch Road, north of Los Angeles Avenue to Cochran Street



## Project History:

In accordance with Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study for the Arroyo Simi Greenway Specific Plan was conducted in 2010 to determine if the proposal to develop an 11.96-mile long community greenway along the Arroyo Simi, consisting of park improvements, multipurpose trails, enhanced landscaping, and pedestrian walkways and bridges, would have a significant impact on the environment. Based on the conclusions of the Initial Study, it was found that, with the inclusion of 28 mitigation measures, the project did not have the potential for a significant impact on the environment, and on July 13, 2015, the Mitigated Negative Declaration was adopted as part of the project approval. The adopted Initial Study and Mitigated Negative Declaration (MND) are attached to this report (refer to Exhibit 1). Page 36

## Findings:

The current funding request is for the construction, rehabilitation, improvement, and beautification of 1.8 miles of access roads within the Ventura County Watershed Protection jurisdiction. The project will upgrade the existing roads into full-width Class I multi-use trails. The project includes paving, striping, monument signage, furniture, bike racks, trash receptacles, informational signage, minor grading, retaining walls, fencing, and gates. This project will complete the fifth and final phase of the master-planned Arroyo Simi Greenway Specific Plan.

The funding request does not alter the project area or scope of work as previously analyzed in the MND. Therefore, all 28 mitigation measures outlined in the Mitigated Negative Declaration (MND), and implemented in the adopted Mitigated Monitoring Plan, remain applicable to this phase of the project. Section 15162 of the State CEQA Guidelines states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or Negative Declaration shall be prepared for that project when the lead agency can make certain findings based on substantial evidence. Therefore, based on the criteria contained in Section 15162 of the State CEQA Guidelines, it is found:

1. That there have been no substantial changes proposed in the project which would require major revisions to the Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed funding request seeks to construct 1.8 miles of improved Class I multi-use trail, completing the fifth phase of the master-planned trail system. Since these changes remain within the previously approved project area and scope of work, there are no new significant environmental effects or an increase in the severity of previously identified effects. Therefore, the request does not require any revisions to the MND.
2. That no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions in the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The existing land uses in the vicinity and within the project area have not undergone any substantial changes since they were described and analyzed in the original project Initial Study and MND. Additionally, there is no substantial increase in the severity of any previously identified environmental effects that would require revisions in the MND. Therefore, the circumstances under which the project is undertaken have not changed substantially, and no revisions to the previously adopted MND are required.
3. That no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Mitigated Negative Declaration was certified as complete has become available. The funding request does not introduce any new, significant information regarding environmental effects related to the project that was not previously discussed, identified, or analyzed in the adopted MND. No new evidence has been submitted

to indicate that significant effects will occur that were not addressed in the MND, nor has any information shown that previously identified significant effects will be substantially more severe. The existing mitigation measures were deemed effective and feasible at the time the MND was adopted, and there have been no substantial changes to the project or its circumstances that would necessitate a revision of these measures. Therefore, no new information contradicting the analysis in the Initial Study and MND has emerged since the MND was adopted by the City Council in July 2015.

**The funding request does not alter the project area or scope of work, and any environmental effects related to the project will remain less than significant. There is no new substantial evidence indicating that the project would have a potentially significant environmental impact beyond what has already been analyzed. Therefore, in accordance with Section 15162 of the CEQA Guidelines, the adopted Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (Exhibit 1) apply to this project, and no subsequent EIR or Negative Declaration is required. The adopted Initial Study, MND and Mitigation Monitoring Plan continue to reflect the City's independent judgment and analysis.**



**CITY OF SIMI VALLEY  
MEMORANDUM**

July 13, 2015

**TO:** City Council

**FROM:** Department of Environmental Services

**SUBJECT:** A PUBLIC HEARING TO CONSIDER ADOPTION OF THE ARROYO SIMI GREENWAY SPECIFIC PLAN SP-S-28; APPROVAL OF ZONE CHANGE Z-S-677 TO APPLY THE SPECIFIC PLAN OVERLAY AND CONDITIONAL USE PERMIT CUP-S-723 TO ALLOW CONSTRUCTION OF A MULTI-MODAL TRAIL ALONG THE ARROYO SIMI AND VARIOUS PARK IMPROVEMENTS ADJACENT TO THE TRAIL; ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN THEREFOR; INTRODUCTION OF AN ORDINANCE; AND ADOPTION OF A RESOLUTION

**RECOMMENDATION**

The Planning Commission recommends that the City Council:

1. Introduce for first reading an ordinance (page 16) adopting the Arroyo Simi Greenway Specific Plan SP-S-28 (Exhibit 2) and approving Zone Change Z-S-677 to apply the Specific Plan (SP) Overlay designation to the properties within the project area; and
2. Adopt a resolution (page 37) approving Conditional Use Permit CUP-S-723, implementing the Arroyo Simi Greenway projects and adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan therefor.

**CITY MANAGER'S RECOMMENDATION**

The City Manager concurs with the Planning Commission recommendation.

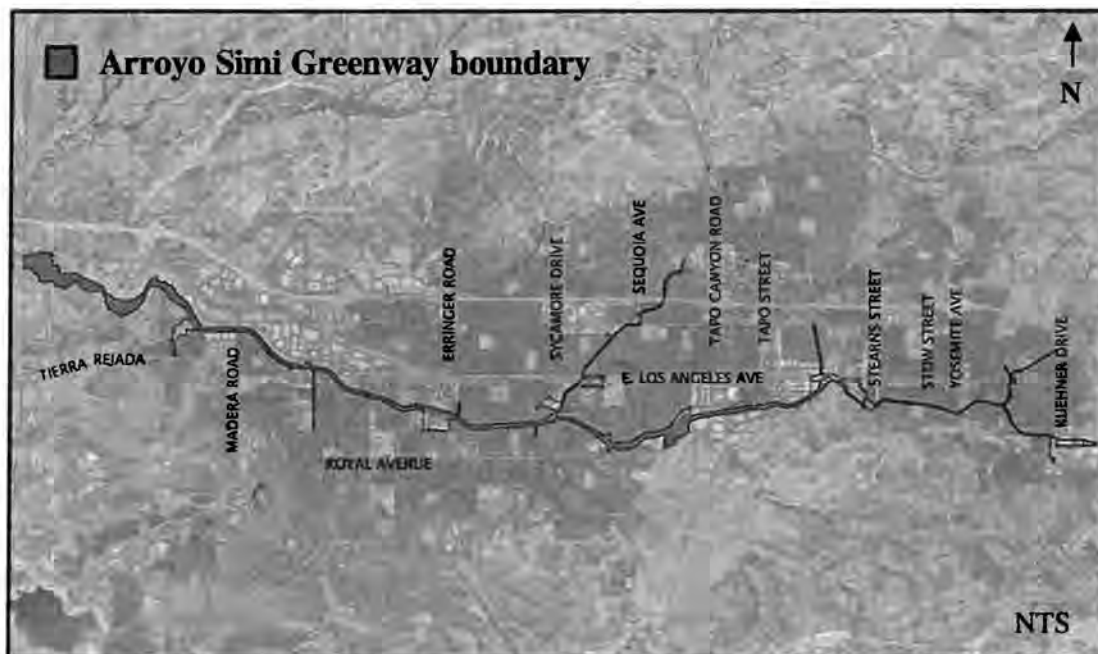
**BACKGROUND AND OVERVIEW**

This is a joint application of the City of Simi Valley (City), Rancho Simi Recreation and Park District (RSRPD), and the Ventura County Watershed Protection District (VCWPD) to revitalize the existing pathway along the Arroyo Simi into a Greenway for multi-modal recreational transportation with connections to existing and new parks, schools, trails and other community amenities. Per the Arroyo Simi Greenway Specific Plan, the project will also provide opportunities to enhance the riparian wildlife within the Arroyo Simi and improve water quality while also preserving the VCWPD's flood control capacity and maintenance requirements.

The proposed project includes approval of the Arroyo Simi Greenway Specific Plan SP-S-28, Zone Change Z-S-677, and Conditional Use Permit CUP-S-723. The Planning Commission reviewed the project on March 22, 2011 and recommended approval to the City Council. However, approval of the Arroyo Simi Greenway Specific Plan and related entitlements was delayed due to receipt of a grant awarded for construction of Phase 1 of the trail. To avoid jeopardizing the loss of grant funds, approval of the Specific Plan, Zone Change, and Conditional Use Permit was delayed until design issues were resolved between the City, RSRPD, and VCWPD.

To date, Phase 1 construction has been completed and was allowed since all the improvements were permitted uses in the Zoning District and were determined to be consistent with the Draft Arroyo Simi Greenway Specific Plan. Additional funding for Phases 2 and 3 has been received, but construction for these phases has not been initiated. All construction will be in compliance with the development standards and requirements identified in the Specific Plan. Additional details regarding the Arroyo Simi Greenway construction phases are provided below. The project consists of the following components:

SP-S-28 (Exhibit 2) – A request to establish development standards for improvements to the trails along the entire length of the top of both sides of the Arroyo Simi and along portions of the Arroyo's tributaries, rights-of-way improvements where the Arroyo Simi crosses streets and along the west side of Fifth Street, from Los Angeles Avenue to Sinaloa Middle School, and for new parks or expanded parks in several locations along the Arroyo Simi. The overall project area is extensive and there are many different components (parks and amenities, trail types, signage, landscaping, lighting, furniture, etc.) that will potentially be built out over the next 20-30 years, depending on funding availability.



Therefore, to ensure that the Greenway is built out per a cohesive design, the Specific Plan document includes detailed standards for each project component. Additionally, the Specific Plan includes a Sustainability Program to ensure the Greenway is constructed and maintained in an environmentally sound manner and Implementation and Stewardship Programs for the build-out and long-term maintenance of the Greenway.



Looking east from Madera Road

**Z-S-677** – A request to modify the City's Zoning Map (pages 18-36), referenced in SVMC Section 9-20.030, and apply a "SP" (Specific Plan) Overlay designation over the existing zoning designations of the properties located within the project area. This designation will apply to both private and public properties.

**CUP-S-723** – A request to create a master Conditional Use Permit to construct park improvements per the design standards set forth in SP-S-28 on the properties within the project area that are owned by the City, the RSRPD, or the VCWPD. Note that the Specific Plan and Zone Change are legislative and will not, by themselves, condition properties within the project area. However, at this time, the privately-owned properties located within the project area are not included within the CUP application, as these property owners have not given their permission at this time to have development conditions placed upon their properties. However, in the future, if the property owners wish to be included in the CUP, or if the City and/or RSRPD are successful in acquiring these properties for the purposes of developing new parks per the Specific Plan standards, then CUP-S-723 would be modified at that time. Also note that due to the unknown time in which the park improvements will be constructed, no exhibits are proposed at this time other than those within the Specific Plan. However, construction drawings submitted prior to the construction of park improvements will comply with the Specific Plan, per Condition A-1.





Looking east towards Erringer Road

For more details regarding the proposed project, see the Planning Commission Staff Report, Exhibit 1, pages 7-13.

### Construction Status

Phase 1 – On September 15, 2010, the City and the RSRPD were awarded \$802,275 in Proposition 84 California River Parkways Program grant funds from the California Natural Resources Agency for Phase 1 of the Greenway improvements. The City and RSRPD pledged additional funds for a total of \$1,362,222 to complete the first phase. Construction was completed in July 2014

Phase 1 improvements consisted of:

- Development of two miles of new paved sections of the trail along the south side of the Arroyo Simi from Erringer Road to Sequoia Avenue
- Construction of 17 new trail entries
- Installation of directional signage, benches, bike racks, interpretive exhibits and other amenities at key points along the Greenway.

Phase 2 – In Fall 2012, the City and the Park District received another Proposition 84 California River Parkways Program grant for \$886,642 and pledged additional funds for a total of \$1,246,552.

Phase 2 improvements consist of:

- Development of two new paved trail sections, including 1.67 miles of trail along the south side from Erringer Road to First Street and .63 miles from Madera Road to Stargaze Place
- Construction of three new trail entries
- Installation of three signalized street crossings at Royal Avenue, Sycamore Drive, and Erringer Road
- Installation of new identification/directional signage
- Construction is anticipated to begin in the fall of 2015

Phase 3 – In Fall 2014, the City received State and Federal funding for the Active Transportation Program (ATP) for \$1,197,000 with local matching funds from the City and Park District for a total of \$1,330,000.

Phase 3 improvements consist of:

- Development of a new paved trail section, including .91 miles of trail along the south side from Madera Road and First Street
- Construction of a new pedestrian/bicycle bridge west of First Street
- Construction of a southerly trail spur along Fifth Street, between Los Angeles Avenue and Royal Avenue, to connect the trail to Sinaloa Middle School
- Construction is anticipated to begin in 2016

## **FINDINGS AND ALTERNATIVES**

The Planning Commission recommended that the City Council approve the required findings incorporated herein by reference (Exhibit 1, pages 15-23) for the proposed Specific Plan, Zone Change, Conditional Use Permit, and the Mitigated Negative Declaration and Mitigation Monitoring Plan therefor. However, Finding 1, Exhibit 1, pages 15-21, must be updated to reflect the new General Plan policies. When the Arroyo Simi Greenway Specific Plan was reviewed by the Planning Commission in March 2011, the General Plan Update had not been completed and the findings were prepared for consistency with the General Plan in effect at that time. The Specific Plan has been revised to reflect the new General Plan, adopted in June 2012, including the following revised Finding 1, addressing the updated General Plan policies:

(Specific Plan/Zone Change/CUP Finding.) The proposed use is consistent with the purpose, intent, goals, policies, programs, and Land Use designations of the General Plan and any applicable Specific Plan.

Due to the length of the Greenway, the project area consists of many General Plan land use designations, which include: Open Space; Very Low-, Low-, Medium-, Moderate-, High-, and Very High-Density Residential; Mobile Home; Public Services Center; Community Park; Neighborhood Park; Cemetery; American Jewish University; Office Commercial; General Commercial; Commercial Recreation; Industrial; and Business Park. The Specific Plan does not propose to change these land uses, as the project will either consist of right-of-way improvements or public park improvements, which are considered public services, and which are compatible with all General Plan Land Use



designations, per Table LU-1 of the Simi Valley General Plan. The Arroyo Simi Greenway Specific Plan is also consistent with the following General Plan policies:

### Chapter 3 – Community Development/ Land Use

*Policy LU-4.1: Preservation of Natural Features. Maintain significant natural landmarks, such as prominent ridgelines visible from the valley floor, and other natural scenic features in their natural state, to the extent feasible.*

*Policy LU-4.2: Incorporation of Natural Features. Integrate natural scenic features, such as mature trees, rock outcroppings, watercourses, and views into project design, except where infeasible for public safety.*

*Policy LU-6.1: Scenic and Natural Areas. Provide for the preservation of significant scenic areas and corridors, plant and animal habitat, riparian areas, and significant geologic features within the City.*

*Policy LU-6.3: Creeks and Natural Drainages. Maintain and improve the form and health of resources and habitat in the City's natural drainages. Explore restoration of those that have been degraded or channelized, such as the Arroyo Simi, as feasible, while continuing to maintain stormwater conveyance and property protection requirements.*

The Arroyo Simi Greenway Specific Plan will implement landscaping plans that will protect and enhance the natural landscaping that occurs within the Arroyo Simi. Per Section 2.16 of the Specific Plan, the new landscaping will be native and drought-tolerant, and will be designed to “create a more natural and beautiful environment with wildlife habitats and to incorporate plants to filter pollutants and provide better water quality”, be compatible with Federal Emergency Management Agency (FEMA) requirements (per Section 2.16.a.3) and also require that “all planting along the Arroyo should be carefully considered in order to minimize operations and maintenance impacts, and preserve unobstructed access to VCWPD facilities.”

*Policy LU-5.1: Development Compatibility. Locate and design development to assure compatibility among land uses, addressing such elements as building orientation and setbacks, buffering, visibility and privacy, automobile and truck access, impacts of noise and lighting, landscape quality, and aesthetics.*

Section 2.14.e of the Specific Plan requires Craftsman architecture for Greenway structures, such as restroom facilities and picnic shelters, which will be low and horizontal, and will use natural materials, such as stone, wood and/or earth-tone colors that blend with the natural environment.

*Policy LU-3.6: Building Scale and Design. Encourage the development of buildings whose scale and ground floor elevations and exterior spaces are designed to relate to and encourage pedestrian activity.*

*Policy LU-5.4: Integration of Nonresidential Uses in Neighborhoods. Buffer different land uses within a neighborhood from one another by walls, fences, and landscaped greenbelts.*

The Arroyo Simi Greenway Specific Plan project will result in improvements to the recreational opportunities currently provided by the Arroyo Simi and the Ventura County Watershed Protection District's rights-of-way along the top of each side of the Arroyo. These improvements will include paving the Watershed Protection District's rights-of-way to provide multi-use (pedestrian/bicycle/equestrian) trails, installing overlooks, rest stops, trail heads, and pedestrian bridges over the Arroyo, expanding or creating parks, creating connections to adjacent residences, businesses and nearby schools, and installing new gateways, signs and lighting along the Greenway. Per General Plan Table LU-1, public services, such as parks, are considered compatible with the Park zone, once it is established, or all zones in the City. In addition, the landscaping and amenities installed within the project area will be located and situated to be compatible with surrounding uses. For example, as noted above, per Specific Plan Section 2.14.e, new buildings within the Greenway will have a Craftsman design, which uses natural materials and warm, earth tone colors, to blend with the surrounding environment, and per Specific Plan Section 2.8.a, "Parks shall provide buffered boundaries with fencing and planting between adjacent residential areas to provide privacy."

*Policy LU-5.8: Lighting Impacts. Design, locate, and direct lighting and signs so that they do not result in excessive spillover, illumination, and glare for adjacent uses.*

Per the Arroyo Simi Greenway Specific Plan Section 2.7.2, lighting within the Greenway will be installed in strategic locations to provide security. However, the light standards will be designed to prevent glare and light spillover onto adjacent properties, per Simi Valley Development Code requirements. Per Specific Plan Section 2.12, Greenway signage will be used both to tie the different elements of the Greenway together and to provide information and safety for the Greenway users. The Greenway signage will be directed toward the Greenway or toward motorists on adjacent streets, and not at adjacent uses (Specific Plan Section 2.12.k).

*Policy LU-3.2: Citywide Development Pattern. Provide for an overall pattern of land uses that promotes efficient development; minimizes the impact of traffic congestion; reduces transportation distances, energy consumption, air pollution, and greenhouse gas emissions; ensures compatibility between uses; protects the natural hillsides, major watercourses, and trees; enhances community livability and public health; and sustains economic vitality.*

*Policy LU-10.5: Neighborhood Connectivity. Maintain sidewalks or other means of pedestrian and bicycle connections to neighborhood commercial centers, parks, schools, work places, and other community activity centers.*

Landscaping and amenities installed within the Arroyo Simi Greenway Specific Plan project area will be designed and situated to be compatible with surrounding uses, as specified in Arroyo Simi Greenway Specific Plan Sections 2.8.a and 2.14.e. Further, the Greenway Specific Plan provides standards that will protect and enhance the natural

features of the Arroyo Simi and the trees within the project area (refer to Specific Plan Sections 1.1.b and 2.10.a.1). The Greenway will also provide a multi-modal trail along the entire length of the Specific Plan project area (approximately 12 miles), which will also connect to nearby schools, parks, residential neighborhoods and business areas, thus providing several means of transportation (pedestrian, bicycle, equestrian) other than vehicular, to reduce transportation distances, vehicle miles traveled and air pollution, per Greenway Specific Plan Section 2.5, "Trails Program".

## Chapter 5 – Mobility and Infrastructure

*Policy M-1.1: Comprehensive Mobility System. Establish a diverse transportation system that provides mobility options for the community, including adequate roads, transit service, bike paths, pedestrian walkways, and commuter rail services.*

*Policy M-14.3: Streetscape Enhancements. Update or prepare design guidelines that foster the enhancement of streets, sidewalks, and other public right-of-way, including the Arroyo Simi Greenway, with amenities such as lighting, street trees, benches, plaza, public art, or other measures to encourage walking.*

Section 2.16.c of the Arroyo Greenway Specific Plan provides development standards for under crossings below bridges where acceptable clearance heights under the bridges can be accommodated, to minimize points where the Greenway will intersect with roadways. However, where such intersections are necessary, to ensure safety, crosswalks that have a design that is unique to the Greenway, signage and/or synchronized traffic signals are proposed, per Specific Plan Section 2.3, to ensure the smooth and safe flow of vehicles and bicycles.

*Policy M-12.6: Provide a continuous bicycle network, including the Arroyo Simi Greenway, that connects community facilities and other public and private buildings to each other, to the street, and to transit facilities.*

*Policy M-11.2: Alternative Transportation Modes. Promote and encourage the use of alternative transportation modes, such as ridesharing carpools, vanpools, public transit, bicycles, and walking.*

As noted above, a primary component of the Arroyo Simi Greenway Specific Plan, per Section 1.1, "Project Description", will be to fully improve the off-street bikeway located along the top of the Arroyo Simi's banks for the entire 12-mile length of the Greenway project area. As noted in the policy discussions above, Section 2 of the Greenway Specific Plan also provides development standards for dedicated connections to nearby parks, schools, residential neighborhoods and commercial and industrial areas, to encourage students, residents, employees, etc. to use the Greenway as their means of travel, rather than personal vehicles.



## Chapter 6 -- Natural Resources

*Policy NR-1.11: Arroyo Simi. Enhance and conserve the Arroyo Simi and its tributaries as a natural resource for scenic and passive recreational enjoyment by the community.*

*Policy NR-3.2: Trails, Recreation Areas, and Viewing Areas. Provide public trails, recreation areas, and viewing areas near significant visual resources, where appropriate.*

*Policy NR-5.3: Watershed Education. Implement watershed awareness and water quality educational programs for community organizations, the public, and other appropriate groups.*

*Policy NR-5.5: Arroyo Simi. Restore and protect the Arroyo Simi as a natural resource that contributes to recharge and filtration capability for the watershed.*

Arroyo Simi Specific Plan Section 2.10 provides standards that will protect the natural features of the Greenway project area, including the riparian habitat adjacent to the western end of the Arroyo. In addition, Specific Plan Section 2.10 mandates the following: "Design for local environmental conditions and incorporate non-invasive/drought-tolerant plants that can adapt to the natural rainfall of the area." Further, Specific Plan Section 2.12.h discusses Interpretive Exhibits, which "offer a unique opportunity for education in a variety of subjects, and should be placed at strategic locations along the trails...The interpretive signage should include information regarding the sustainable features and programs along the Greenway." The interpretive signage provides a good opportunity to further public education about the watershed, water quality, and the natural habitat along the Arroyo Simi Greenway.

## Chapter 7 -- Community Services

*Policy PR-1.1: Park and Recreation System. Support RSRPD in its efforts to develop, operate, and maintain a system of parks, recreational facilities (i.e. swimming pools, golf courses, ball courts, etc.), and open space areas throughout Simi Valley that provide opportunities for both passive and active recreation and leisure activities.*

*Policy PR-1.13: Arroyo Simi Greenway Recreation Amenities. Provide for the development of new parks and the expansion of existing parks, including rest areas and other amenities, as part of the Arroyo Simi Greenway system to link these resources to provide recreation, pedestrian, and visual amenities.*

*Policy PR-1.14: Arroyo Simi Greenway Educational Amenities. Encourage the incorporation of kiosks, interpretive signage, and public art at strategic locations along the Arroyo Simi Greenway. Examples of educational topics include watershed and water quality, Native American and cultural history, and native habitat.*

*Policy PR-3.7: Alternate Transportation Modes. Provide facilities and services (e.g. bike racks, co-location of trailheads and transit stops, etc.) that encourage the use of bicycles and work with other agencies to encourage and facilitate transit travel to trails, including the Arroyo Simi Greenway.*

*Policy PR-3.8: Sustainable Trails. Consider and implement sustainable, best practices for the location and design of trails including the use of long-lasting natural materials and permeable surfaces; reduction or avoidance of chemicals; construction that follows natural terrain and minimizes intrusion on natural habitat; prevention of run-off into habitat or streams to minimize erosion; and care in scheduling maintenance activities to minimize disturbance of nesting and breeding of sensitive species.*

A trail/bikeway system has existed along portions of the top of the Arroyo Simi for many years. However, in 2007, with guidance by the Arroyo Simi Committee and with public input from workshops and public meetings, the Arroyo Simi Greenway Visioning Study was completed. Using the Visioning Study as a base, the Arroyo Simi Greenway Specific Plan provides development standards to implement the design concepts of the Visioning Study to improve the project area into a recreational amenity. To provide opportunities to receive public input on the project, the following occurred: Arroyo Simi Committee meetings that were open to the public were held on December 17, 2008, April 2, 2009 and November 4, 2009; the project was presented for informational purposes to the Planning Commission on May 6, 2009 and at the Simi Valley Street Fair on May 9, 2009; a public workshop was held to present and receive comments on the Specific Plan on June 24, 2009; a page dedicated to the Greenway was added to the City's website in July 2009; the project was displayed at the Simi Valley Public Library from July 13, 2009 through August 6, 2009; the project was presented to all four Neighborhood Councils in August, 2009; and the formal application for the project was presented to the Simi Valley Planning Commission for a recommendation to the City Council and to the City Council for approval at public hearings. As with all parks in the City of Simi Valley, the project is being reviewed through the Conditional Use Permit process to ensure that the proposed improvements, including playgrounds, trailheads and lighting will be sensitive to, and compatible with, surrounding land uses.

*Policy PR-3.2: Integrated Trail System. Continue to link the community's trails system with neighboring trail systems and the Arroyo Simi Greenway to create an integrated trail system throughout the community as identified on the Trail System Map.*

*Policy PR-3.9: Education Amenities. Install in appropriate locations educational and interpretive signs and kiosks to enhance public understanding of the history of the area, natural resources, and the need for maintenance and enhancement of trails and open space areas.*

A primary component of the Arroyo Simi Greenway will be the improvement of the existing bike/walkway along the Ventura County Watershed Protection District's rights-of-way along the top of the Arroyo. Currently, the bike/walkway does not extend in paved sections along the entire length of the Arroyo. Once constructed per the Greenway Specific Plan, the Watershed District's rights-of-way will be fully paved along



the entire length of the Greenway project area (approximately 12 miles in length) on the north and/or south sides of the Arroyo. Standards are provided throughout the Greenway Specific Plan document for the development of trails and adjacent amenities. For example, Specific Plan Section 2.5, "Trails Program", provides development standards for pavement surfaces and lane designs for different uses (pedestrians vs. bicyclists), Section 2.12, "Greenway Signage Program" provides standards for directional signage and mile markers, Section 2.7, "Lighting Program" provides trail lighting standards, and Section 2.14, "Site Furnishings Program" provides standards for bike racks, bollards, enhanced paving and structures such as restrooms. New bridges will be installed at strategic locations across the Arroyo Simi to connect the trail to the north and south sides of the Arroyo. Standards for these bridges are provided in Section 2.6 of the Specific Plan. Further, the Greenway will also connect to nearby schools and parks, and to other trail systems, such as the trail that leads from Tierra Rejada park to Mt. McCoy and beyond, and the equestrian trail that leads from the equestrian center near Sequoia Avenue into the hills to the south of the City, per Section 1.3.b of the Specific Plan.

*Policy CS-1.1: Agency Collaboration. Collaborate with the County, community-based agencies, non-profit groups, and public and private schools to develop service programs that are responsive to the needs of all ages and socio-economic groups.*

As discussed above, in 2007, with guidance by the Arroyo Simi Committee, and with public input from workshops and public meetings, the Arroyo Simi Greenway Visioning Study was completed. Using the Visioning Study as a base, the Arroyo Simi Greenway Specific Plan provides development standards to implement the design concepts of the Visioning Study. As discussed in detail above, Arroyo Simi Committee meetings that were open to the public and a public workshop were held for the Specific Plan, the project was presented to all four Neighborhood Councils and displayed at the Simi Valley Library, and the formal application for the project was presented to the Simi Valley Planning Commission for a recommendation to the City Council and to the City Council for approval at public hearings.

*Policy PR-1.19: Funding. Work with RSRPD to fund the costs of acquisition and development of parks and recreation facilities through land dedication, Quimby Act funds, federal and state grants, in lieu fees, development impact fees, and other funding sources, as appropriate.*

The Arroyo Simi Greenway Specific Plan includes an Implementation Program (Section 4.2) and a Stewardship Program (Section 4.3). The purpose of these programs is to explore funding sources other than the City's General Fund for the construction of the Greenway's components and for the long-term maintenance of the Greenway. The park facility improvements within the Greenway project area will be maintained by the Rancho Simi Recreation and Park District, the City's partner in the Greenway project (per Specific Plan Section 4.4.a). However, the Greenway will not only function as a park, but it will also serve as an alternative transportation mode (pedestrian, bicycle, equestrian), and will incorporate sustainable construction and landscaping methods, public art, etc. Therefore, Specific Plan Sections 4.2 and 4.3 explore funding mechanisms related to the development and maintenance of these items, including developer impact fees and sponsorship programs.

## Chapter 8 – Safety and Noise

*Policy S-8.1: Floodplain Requirements. Regulate new development and protect existing development within flood prone areas in accordance with City, state, and federal building codes. Follow federal requirements to reduce damage and loss due to flooding and to maintain the City's eligibility under the National Flood Insurance Program (NFIP).*

Section 2.10 of the Arroyo Simi Greenway Specific Plan provides standards for landscape plans that maintain and enhance the native landscaping found along the Arroyo Simi. Section 2.16.a also mandates that “all planting along the Arroyo Simi Greenway shall minimize operations and maintenance impacts and preserve unobstructed access to VCWPD facilities.” Where enhanced flood improvements are deemed necessary (i.e., at bridge under crossings), enhanced pavement, public art, riprap, etc. will be used, to provide aesthetic design treatments that are unique to the Arroyo Simi Greenway, per Specific Plan Section 2.15.a.

*Policy S-4.7: Crime Prevention through Design. Support and encourage the use defensible space concepts (site and building lighting, visual observation and open spaces, secured areas, etc.) in the design of new development and rehabilitation projects.*

Arroyo Simi Greenway Specific Plan Section 2.14.e requires that “Restrooms shall be safely lit per City standards and have entries oriented towards the trail or main path of travel.” Specific Plan Section 2.10.2, “Landscape Standards” provides several requirements, such as plant heights, massing and location to ensure that “plants must not obscure safe sight lines or pose obstructions which limit the visibility of trail users or patrolling vehicles.” The improvements provided in Sections 2.5 and 2.13 of the Specific Plan to the bike/walkway along the top of the Arroyo channel, such as paving, replacement of wood chicanes with movable bollards and Rhino gates, etc. will improve access for emergency vehicles. Further, the enhancements to the Greenway project area will encourage more users along the Greenway, thus by its nature providing more surveillance and fewer opportunities for crime to occur.

In compliance with the California Environmental Quality Act, a Mitigated Negative Declaration (MND) was prepared for the project. Findings for adoption of the MND and the Mitigation Monitoring Plan are contained in the Planning Commission Staff Report, dated March 22, 2011, and updated herein.

The following alternatives are available to the City Council:

1. Introduce for first reading an ordinance (page 16) adopting the Arroyo Simi Greenway Specific Plan SP-S-28 (Exhibit 2) and approving Zone Change Z-S-677 to apply the Specific Plan (SP) Overlay designation to the properties within the project area; and

2. Adopt a resolution (page 37) approving Conditional Use Permit CUP-S-723, implementing the Arroyo Simi Greenway projects and adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan therefor;
3. Modify, do not introduce and/or adopt the ordinance and resolution;
4. Do not adopt the specific plan, deny the project, and do not adopt the resolution or ordinance;
5. Provide staff with other direction.

Planning Commission recommends Alternative Nos. 1 and 2.

### **SUMMARY**

The proposed project adopts the Arroyo Simi Greenway Specific Plan SP-S-28, Zone Change Z-S-677 and Conditional Use Permit CUP-S-723 to implement the Specific Plan improvements, and the Mitigated Negative Declaration and Mitigation Monitoring Plan therefor. The Planning Commission reviewed the project on March 22, 2011 and recommended approval to the City Council. However, approval of the project was delayed due to receipt of a grant for construction of the first phase of the trail improvements. To avoid potentially losing the grant funds, approval of the Specific Plan and related entitlements was delayed until design issues were resolved between the City, Rancho Simi Recreation and Park District (RSRPD), and Ventura County Watershed Protection District (VCWPD). Phase 1 construction was completed in July 2014, and grant funds for Phases 2 and 3 have been awarded, but construction has not started. All completed construction and proposed improvements are in compliance with the development standards and requirements identified in the Specific Plan. Subsequently the General Plan was updated and findings have also been updated to show the Specific Plan continues to be consistent with the goals of the Specific Plan.



Peter Lyons, Director  
Department of Environmental Services

Prepared by: Christine Silver, Senior Planner

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**PUBLIC HEARING PROCEDURE**

HEARING DATE: July 13, 2015

- 
1. MAYOR: This is the time and place set for a public hearing to consider the Arroyo Simi Greenway Specific Plan SP-S-28, Zone Change Z-S-677 for a specific plan overlay of affected parcels, and Conditional Use Permit CUP-S-723 to allow construction of a multi-modal trail along the top of the Arroyo Simi and adjacent park improvements and the Mitigated Negative Declaration and Mitigation Monitoring Plan therefor; introduction of an ordinance; and adoption of a resolution.  
  
May I have a reading of the proposed ordinance and resolution?
  2. CITY CLERK: (Clerk reads proposed ordinance title and resolution title)
  3. MAYOR: May we have an oral report on this matter by staff?
  4. STAFF: (Report)
  5. ANY COUNCIL MEMBER : (Questions of staff and staff responses)
  6. MAYOR: Do any of the Applicant representatives wish to be heard on this matter?
  7. APPLICANT: (Comments)
  8. MAYOR: Is there anyone in the City Council Chamber wishing to be heard on this matter?
  9. AUDIENCE: (Comments)
  10. MAYOR: Does staff desire to respond to any comments or issues raised?
  11. STAFF: (Response to comments and additional City Council questions)
  12. MAYOR: Do any of the Applicant representatives desire any rebuttal?
  13. APPLICANT: (Rebuttal)
  14. MAYOR: The hearing is closed. Are there any comments or questions from members of the City Council?  
  
(Note: If the City Council has any further questions of staff or the applicant at this time, the Public Hearing may need to be re-opened.)



15. ANY COUNCIL MEMBER : (Comments)
16. MAYOR: The Chair will now entertain a motion.
17. ANY COUNCIL MEMBER : City Council Action (by motion of any Council Member):
- 1) Adopt Mitigated Negative Declaration and Mitigation Monitoring Plan (requires a second and a vote).
  - 2) Introduce, modify, or not introduce Ordinance No. 1243 (does **not** require a second or a vote).
  - 3) Adopt, modify, or not adopt Resolution No. 2015-49 (requires a second and a vote).
- \* Any action to refer the matter back to staff or to continue the matter requires a second and a vote.
18. MAYOR: Proceed to the next item.



## ORDINANCE NO. 1243

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY ADOPTING ARROYO SIMI GREENWAY SPECIFIC PLAN SP-S-28, AND APPROVING ZONE CHANGE Z-S-677, AND THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN THEREFOR

WHEREAS, the applicants, the City of Simi Valley, the Rancho Simi Recreation and Park District, and the Ventura County Watershed Protection District, have requested approval of Specific Plan SP-S-28 and Zone Change Z-S-677 for the purpose of constructing a multi-modal trail along the top of the Arroyo Simi, from the west City limits to Corriganville Park, and to apply the Specific Plan (SP) Overlay designation to the properties within the project area.

WHEREAS, based upon evidence and testimony at the public hearing on March 22, 2011, and the findings contained in the Planning Commission staff report dated March 22, 2011, the Planning Commission of the City of Simi Valley recommended approval of Specific Plan SP-S-28, Zone Change Z-S-677, and the Mitigated Negative Declaration and Mitigation Monitoring Plan therefor.

WHEREAS, the General Plan was updated in 2012 and the findings for approval of the Arroyo Simi Greenway Specific Plan SP-S-28, Zone Change Z-S-677, and the Mitigated Negative Declaration and Mitigation Monitoring Plan therefor were updated to reflect the new General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The findings for the Mitigated Negative Declaration and the Mitigation Monitoring Plan, contained in Exhibit 1 of the City Council Staff Report dated July 13, 2015, and incorporated herein by reference, are approved.

SECTION 2. The Mitigated Negative Declaration and the Mitigation Monitoring Plan, contained in Exhibit 1 of the City Council Staff Report dated July 13, 2015, prepared for the Arroyo Simi Greenway Specific Plan SP-S-28 and Zone Change Z-S-677 are approved.

SECTION 3. The findings, for adoption, for the Arroyo Simi Greenway Specific Plan SP-S-28 and approval of Zone Change Z-S-677, contained in the City Council Staff Report dated July 13, 2015 and in Exhibit 1 of the City Council Staff Report dated July 13, 2015, and incorporated herein by reference, are approved.

SECTION 4. The Arroyo Simi Greenway Specific Plan (SP-S-28), contained in Exhibit 2 of the City Council staff report dated July 13, 2015, and Zone Change Z-S-677, which amends Simi Valley Municipal Code Section 9-20.030, the attached Zoning Map Sheets, attached hereto as Exhibit A, are hereby adopted.

SECTION 5. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City, and if applicable, to be posted, in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

SECTION 6. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

PASSED and ADOPTED this

**Attest:**

\_\_\_\_\_  
Ky Spangler, Deputy Director/City Clerk

\_\_\_\_\_  
Robert O. Huber, Mayor of the City of  
Simi Valley, California

**Approved as to Form:**

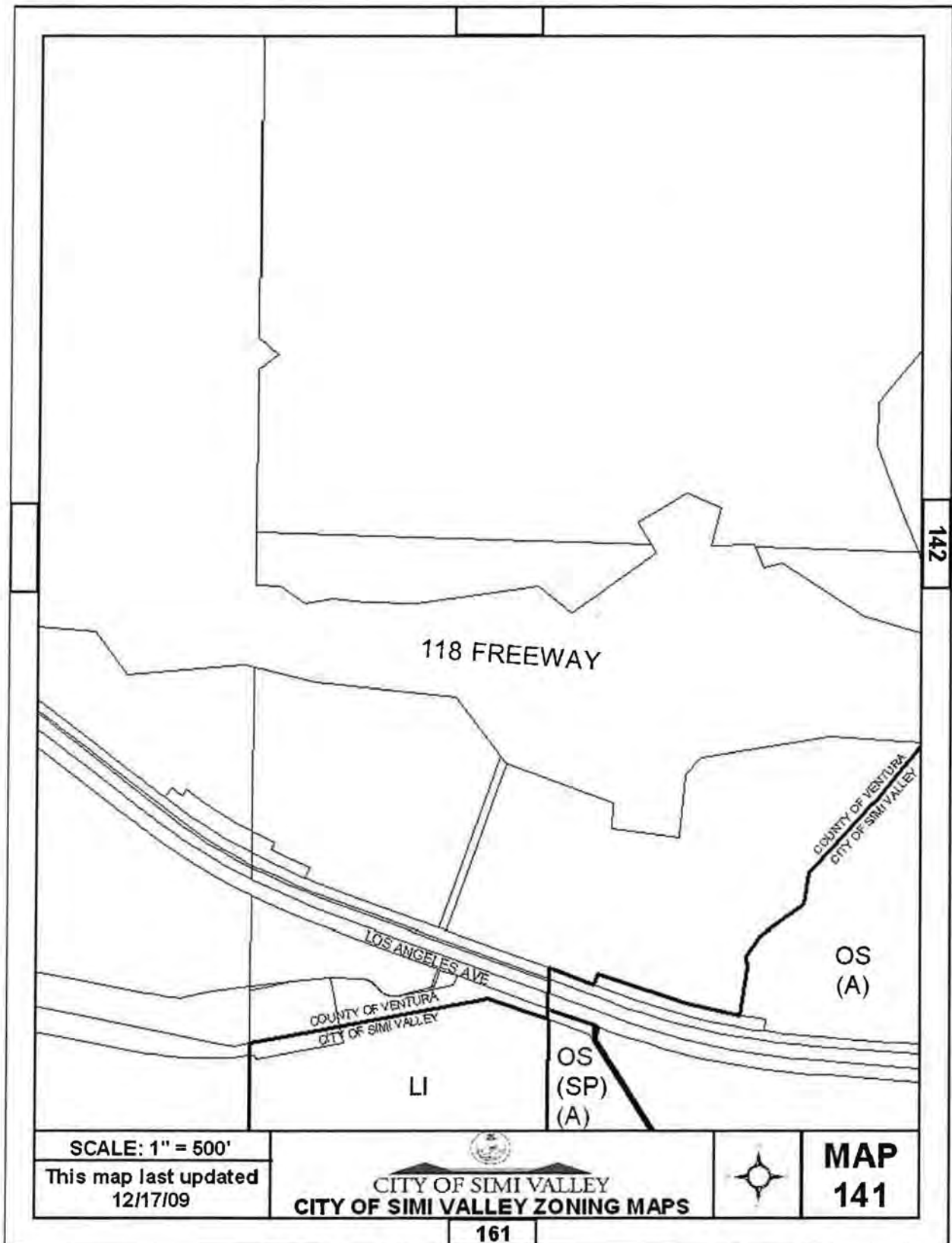
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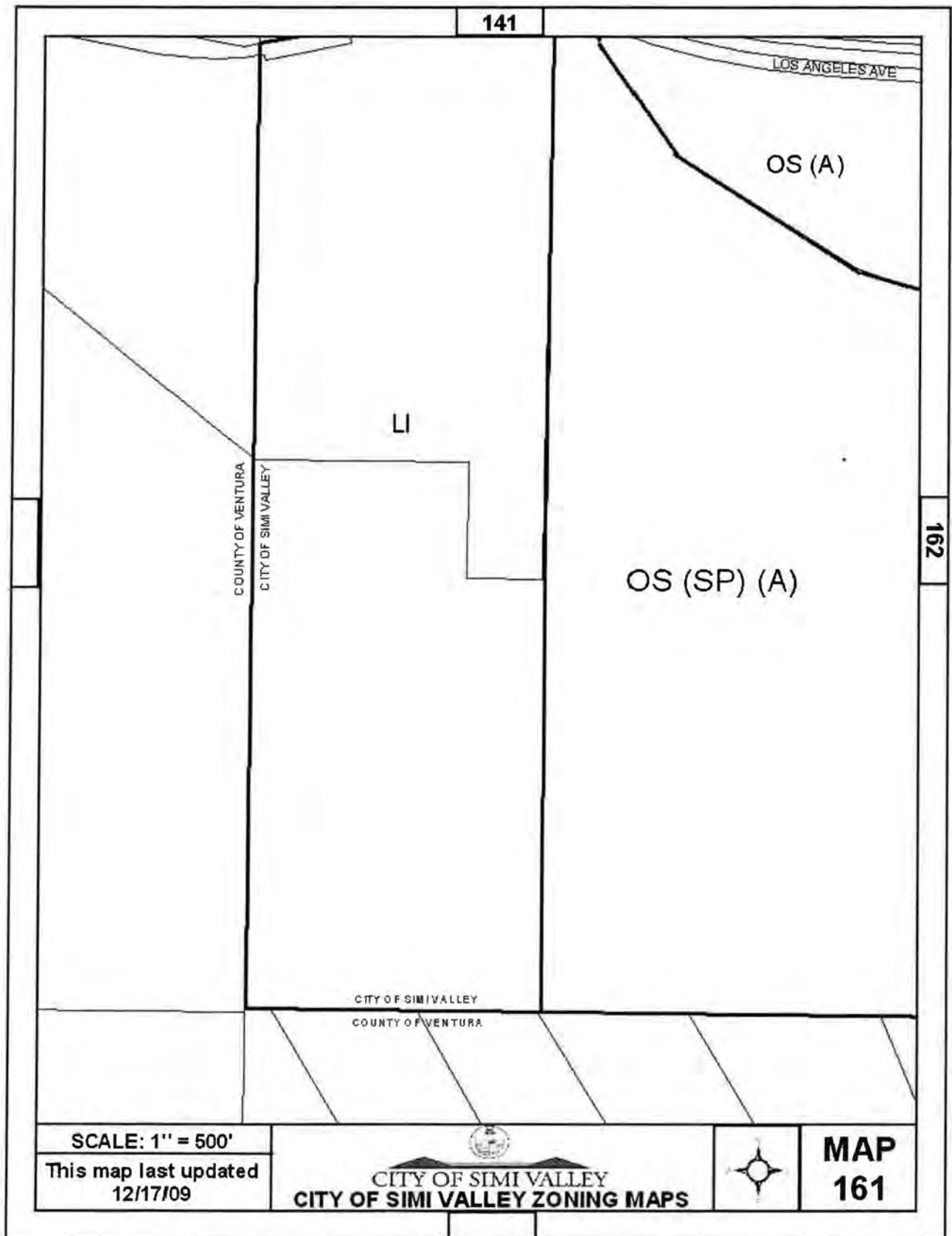
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Lonnie J. Eldridge, City Attorney

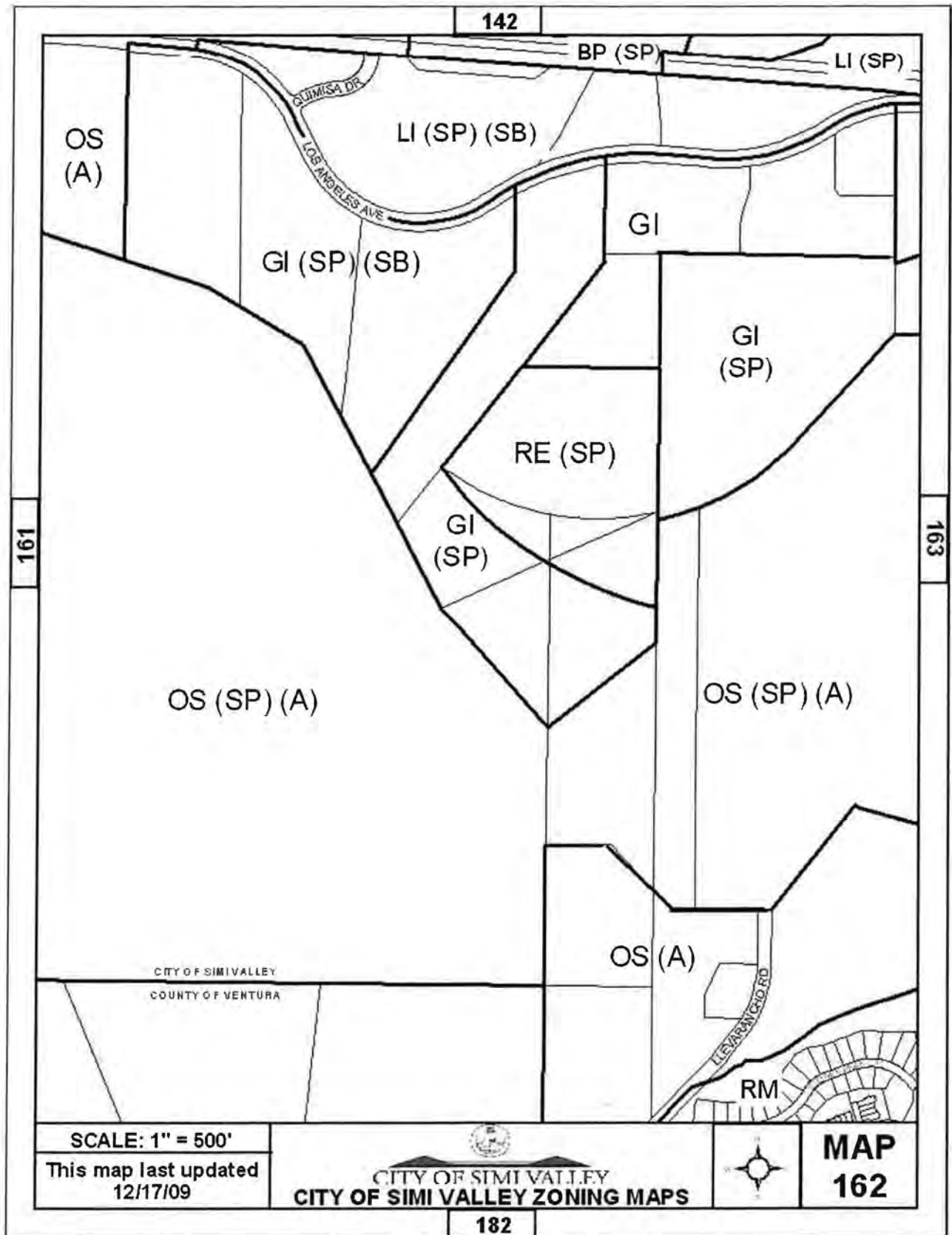
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Eric J. Levitt, City Manager



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Peter Lyons, Director  
Department of Environmental Services

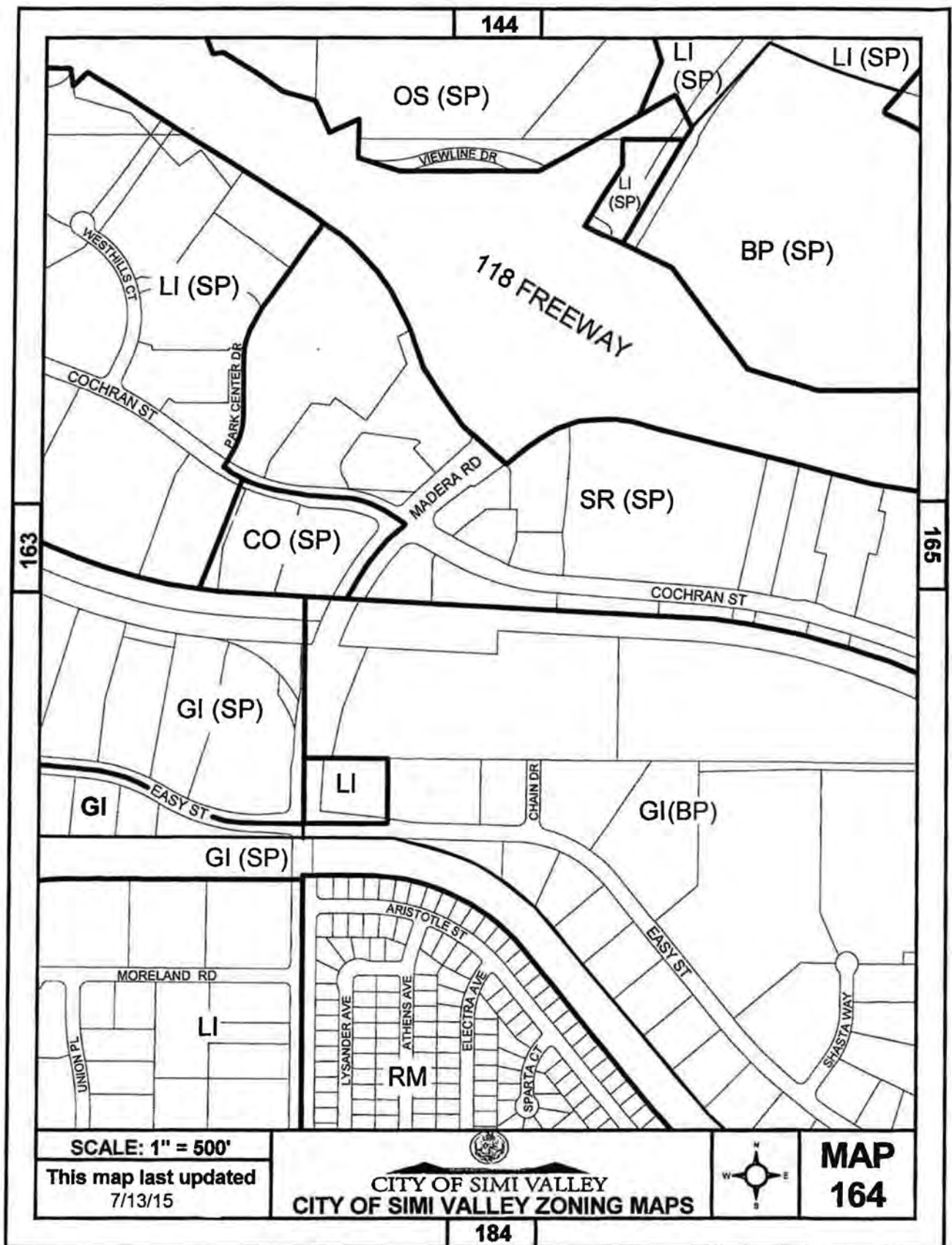


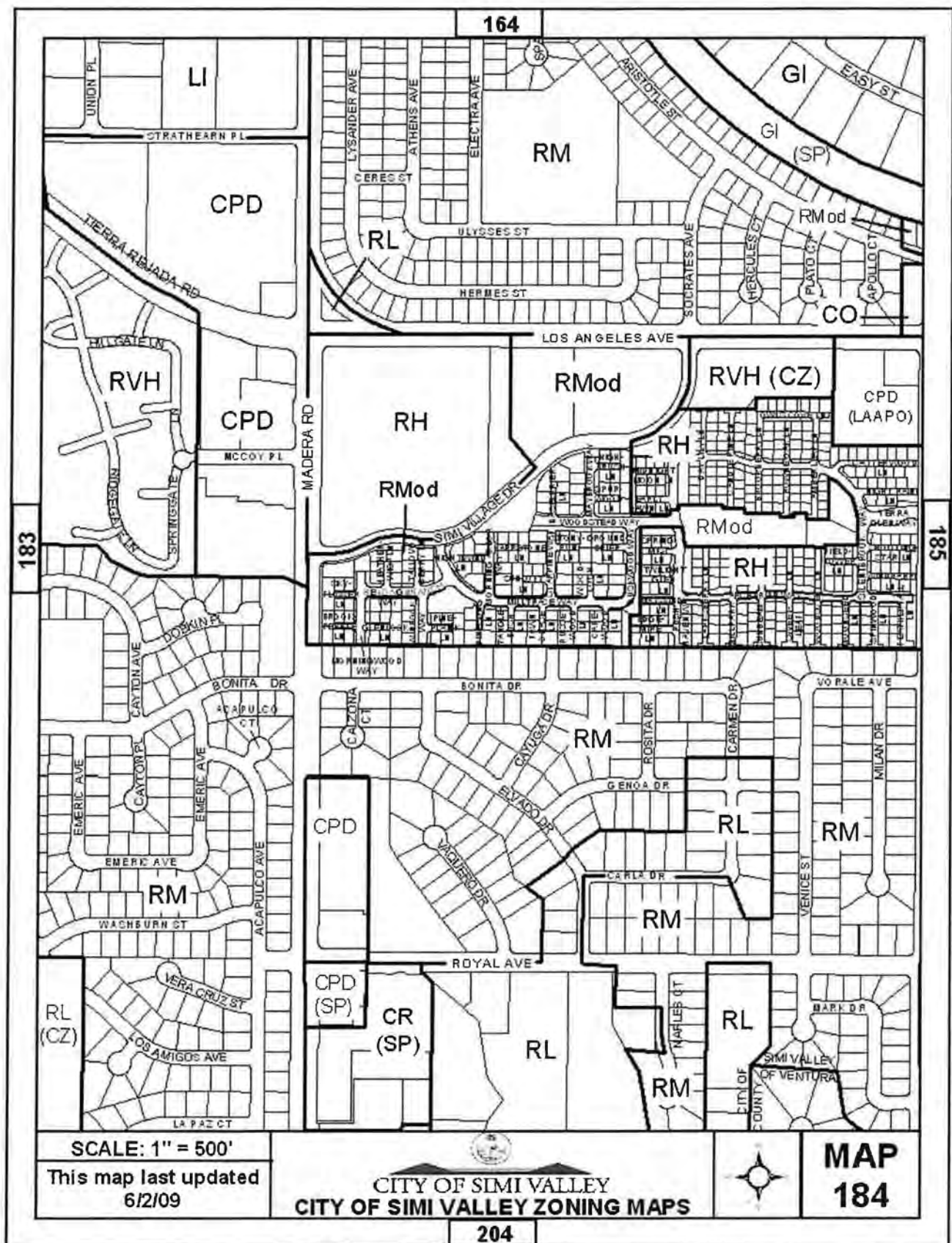


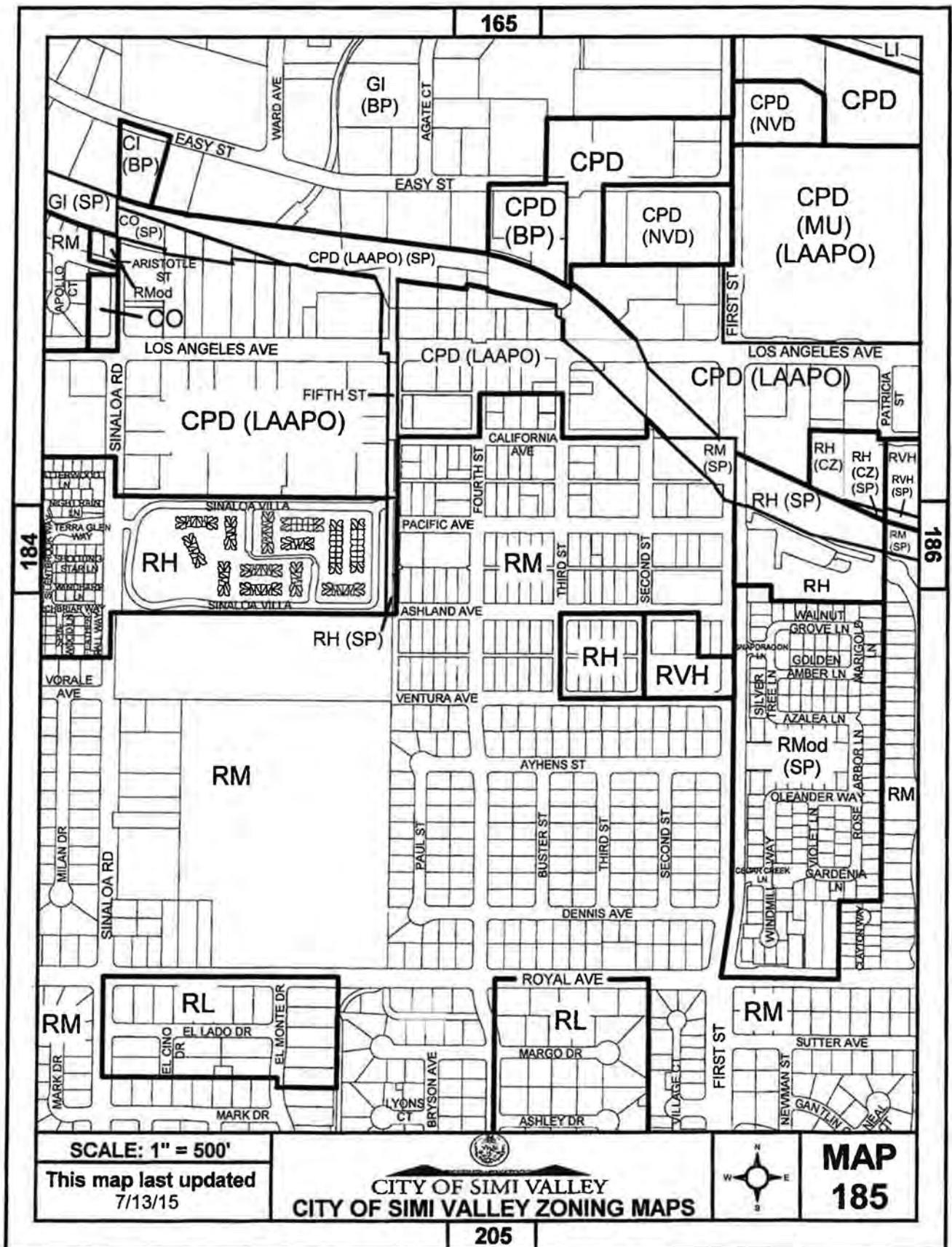




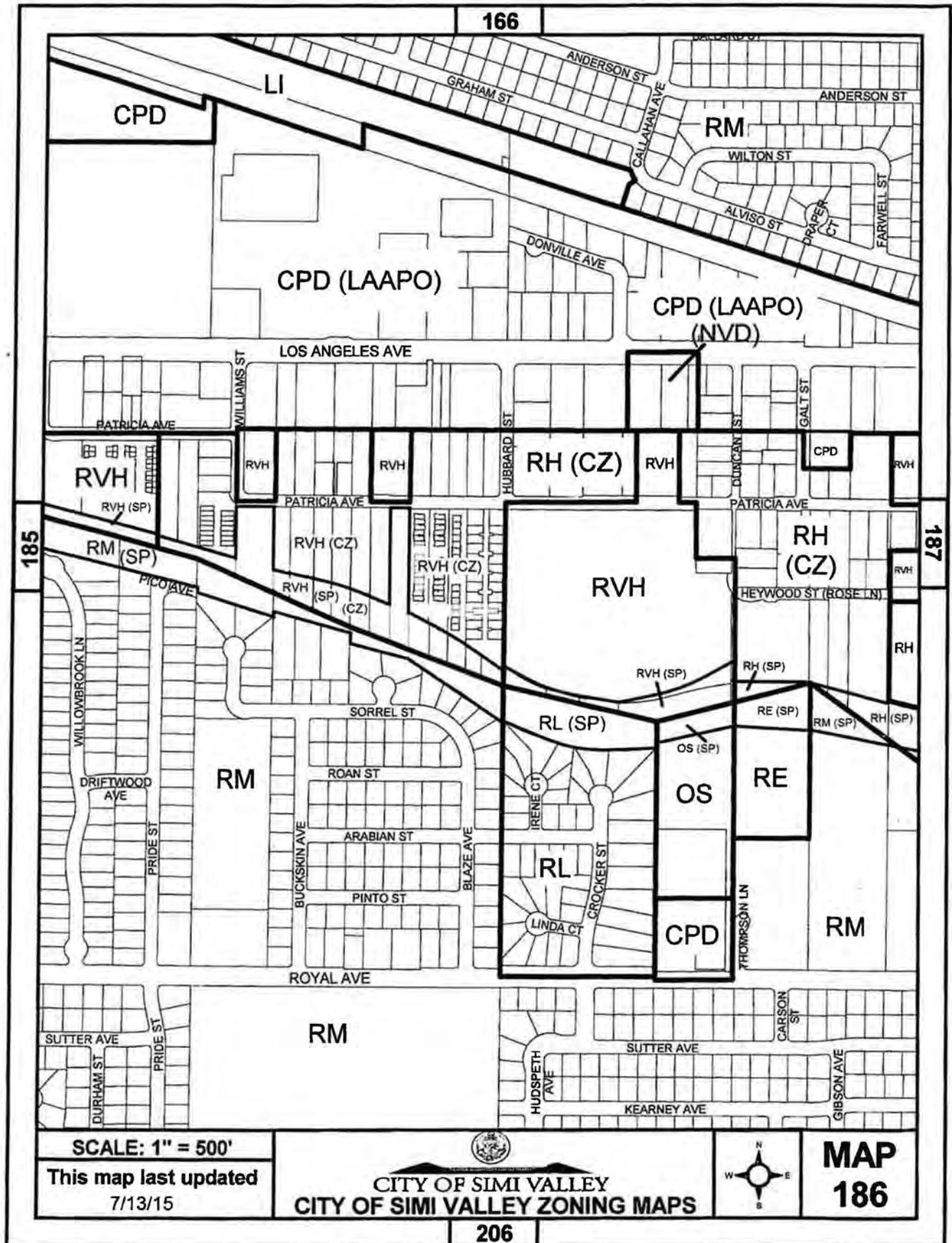




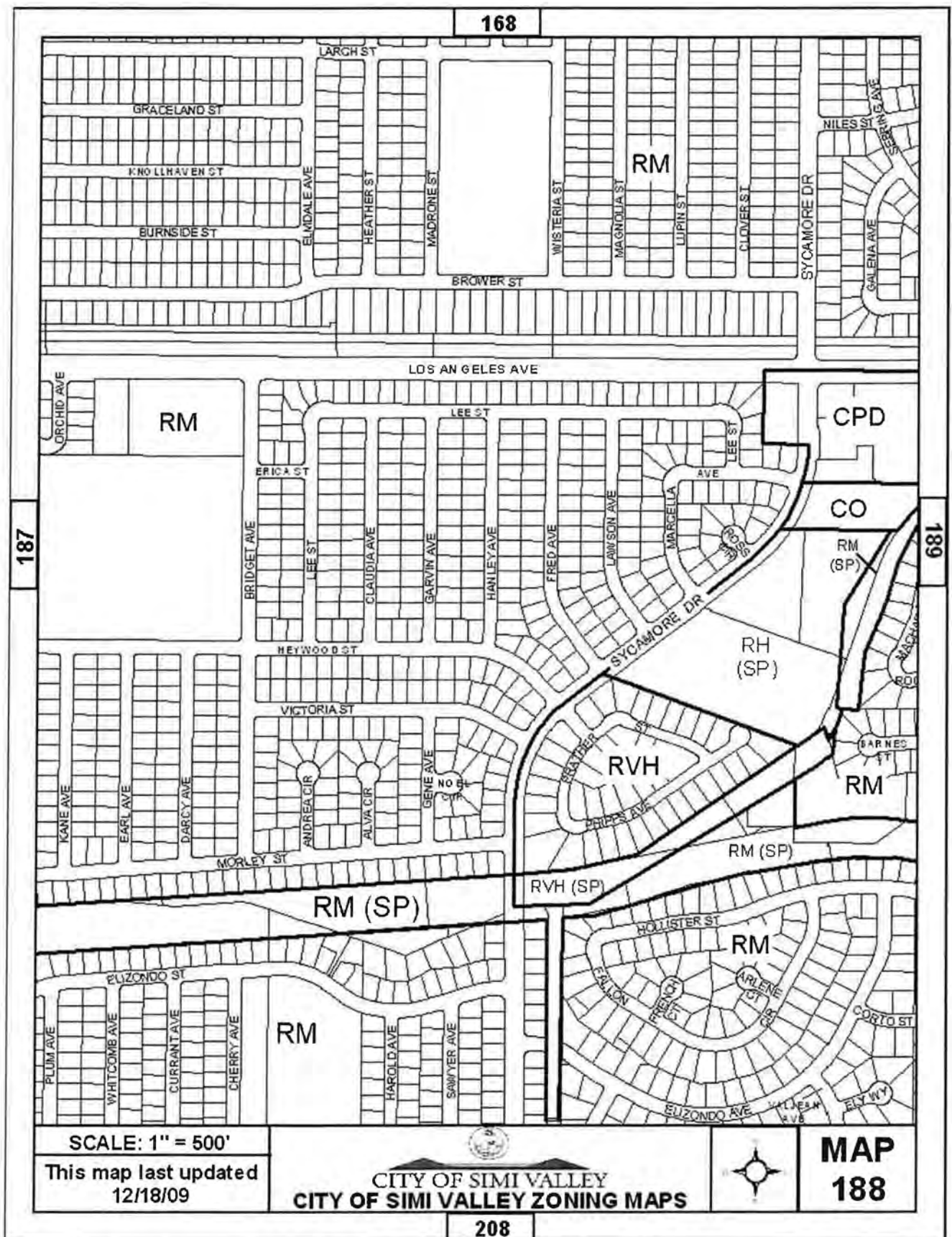




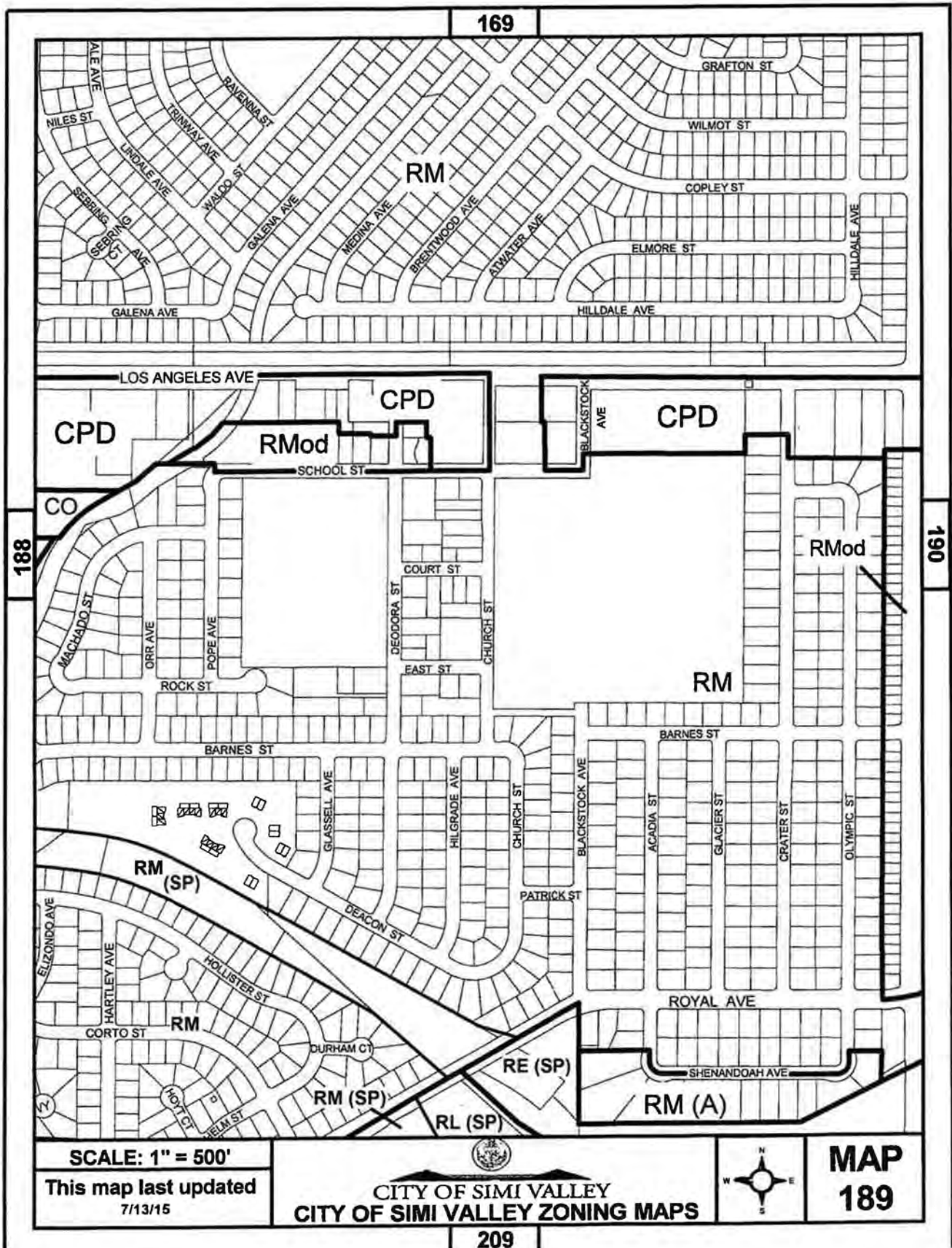




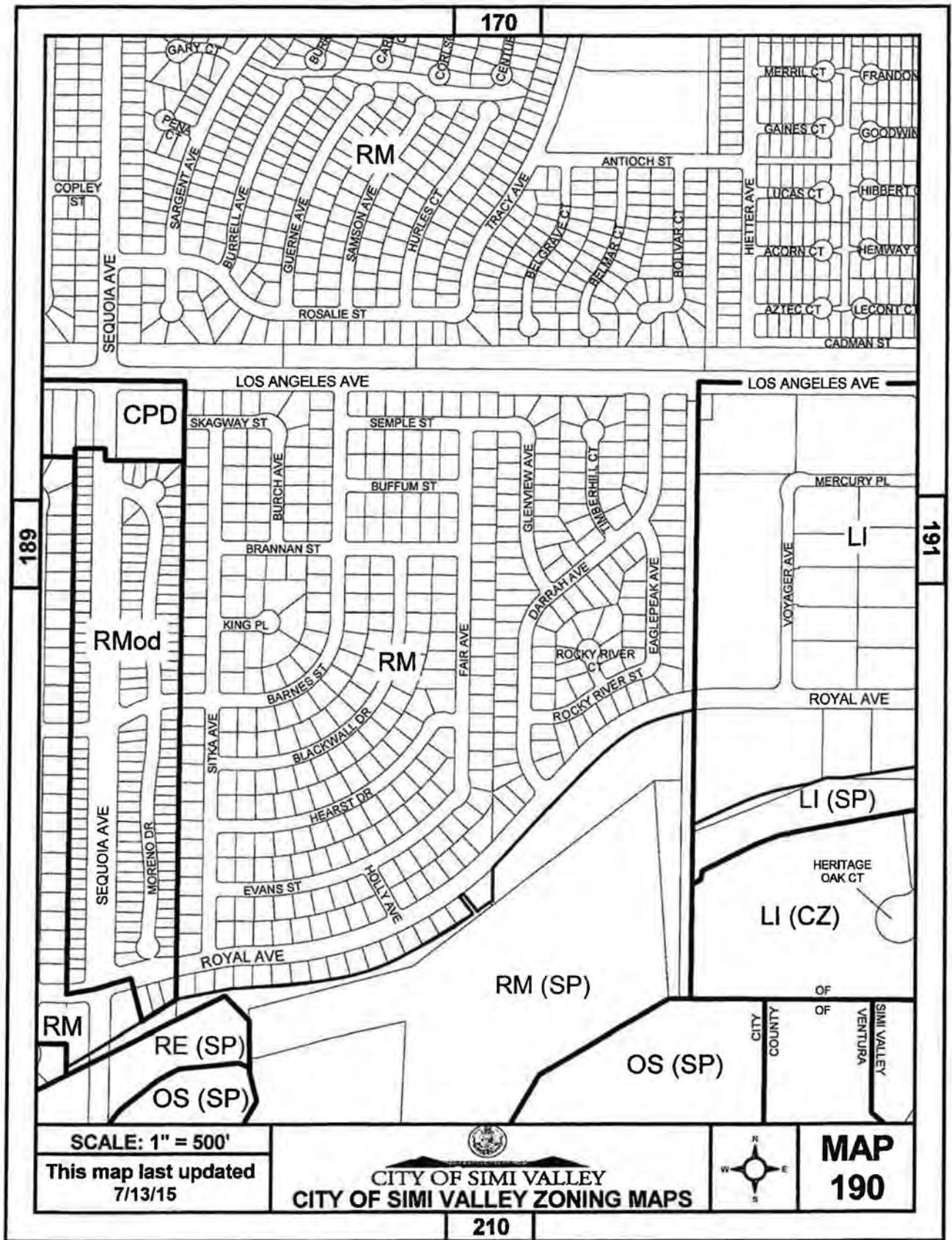


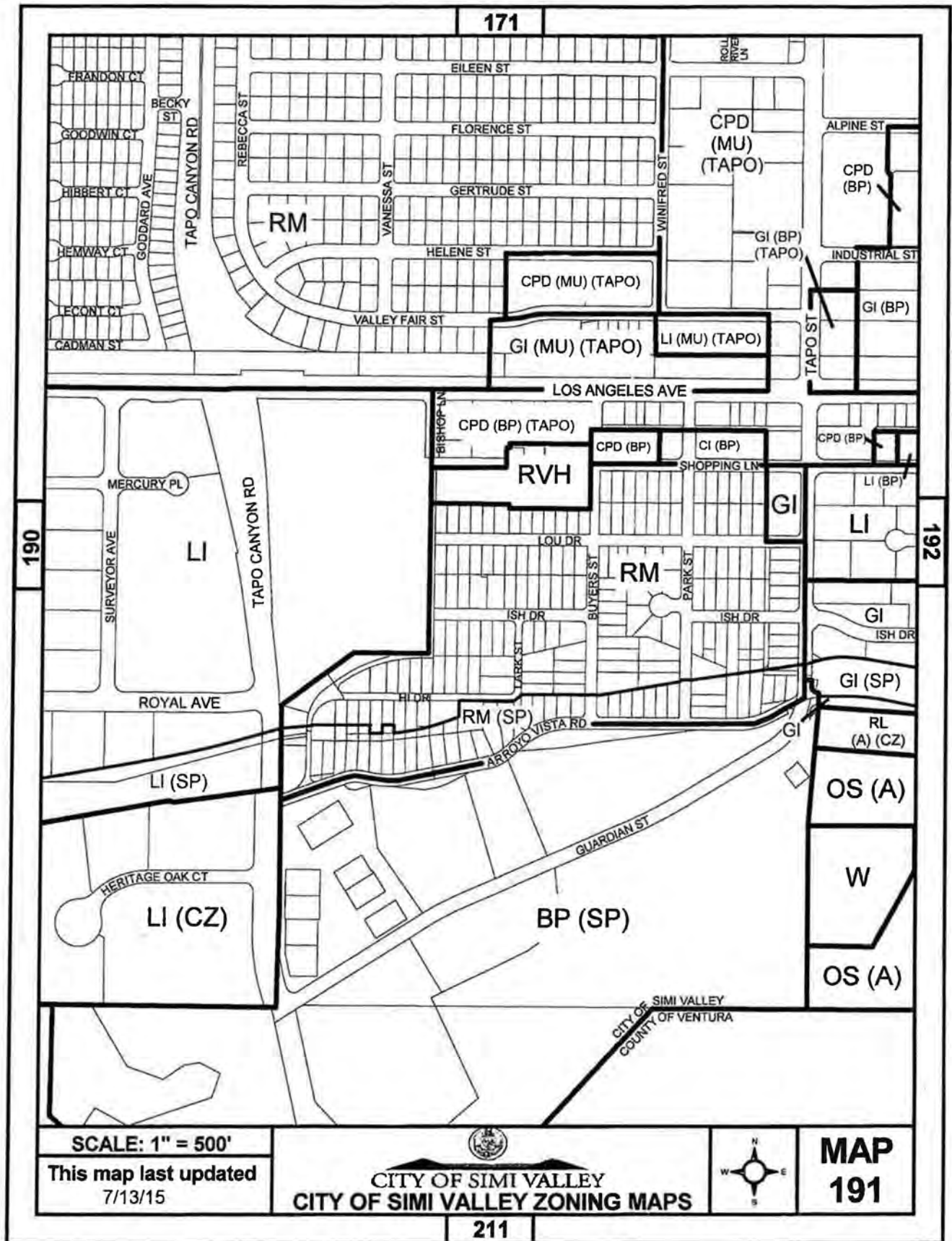


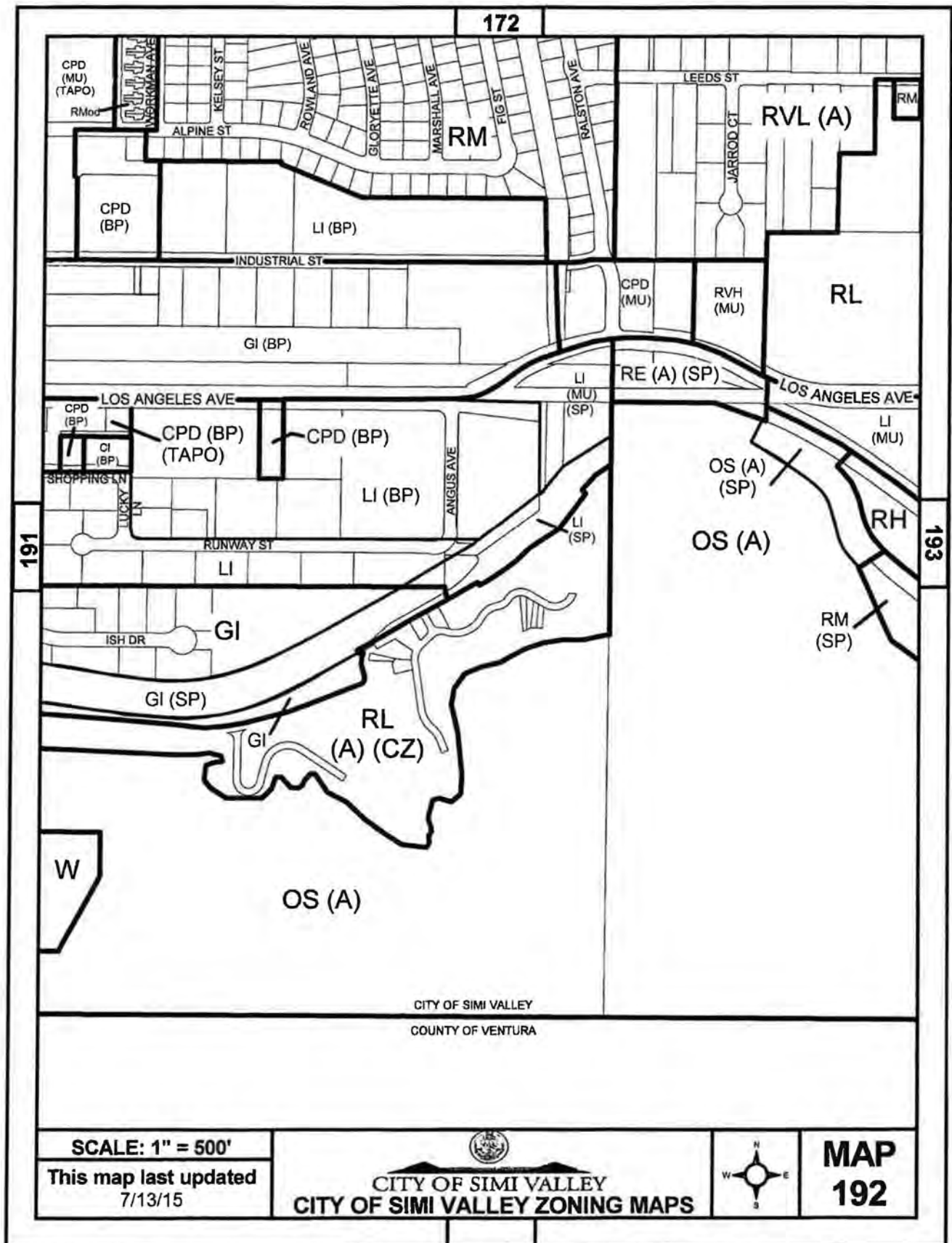


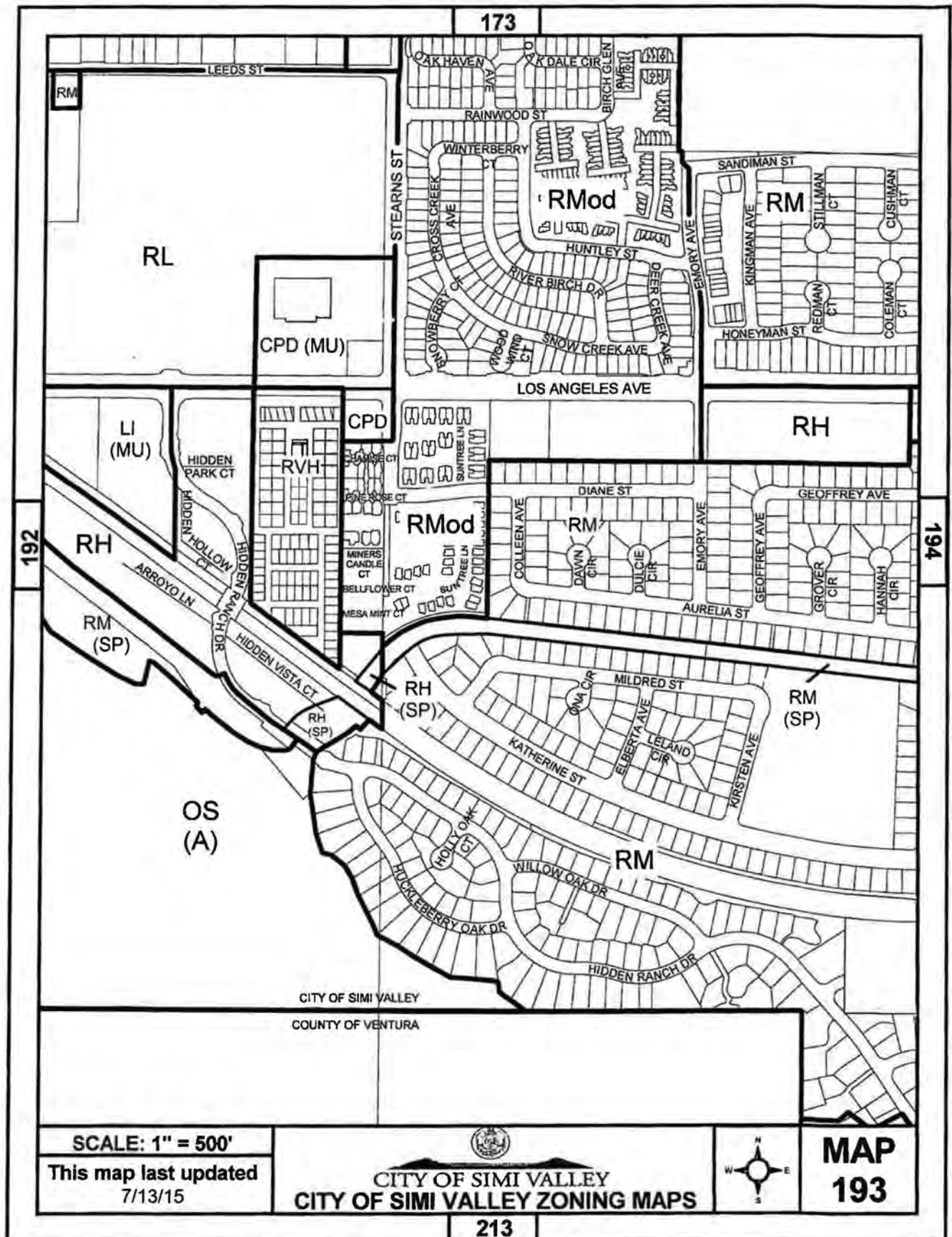




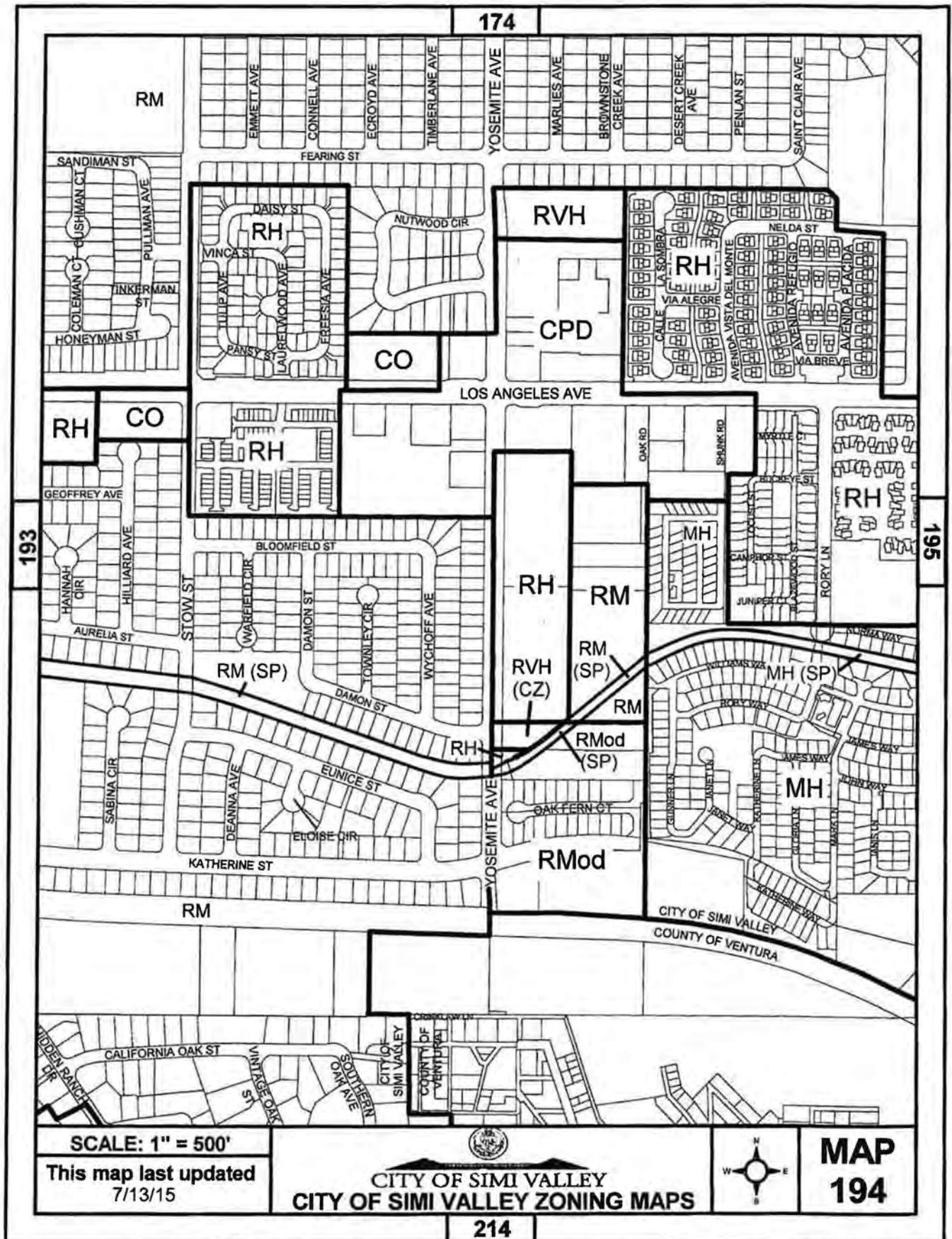


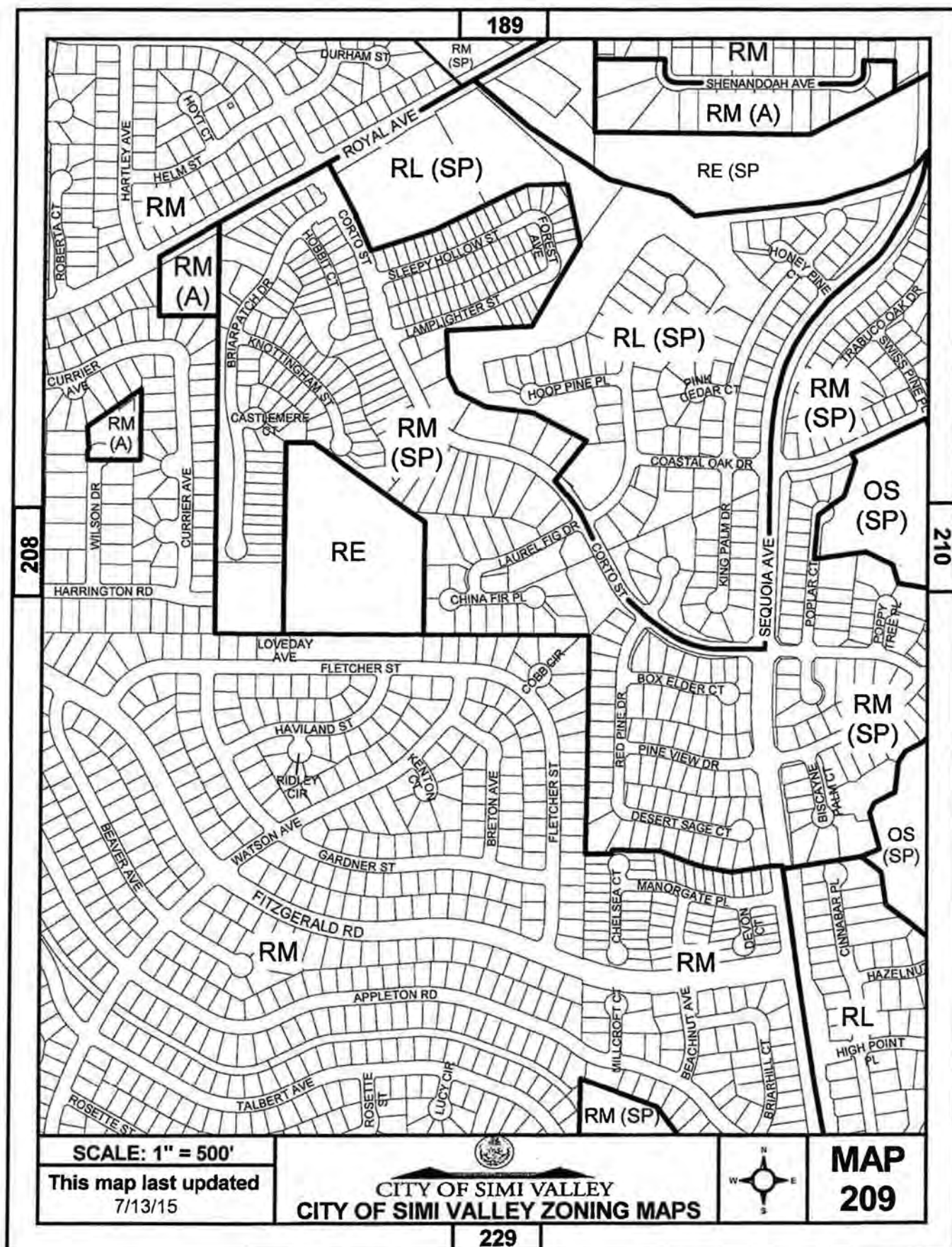


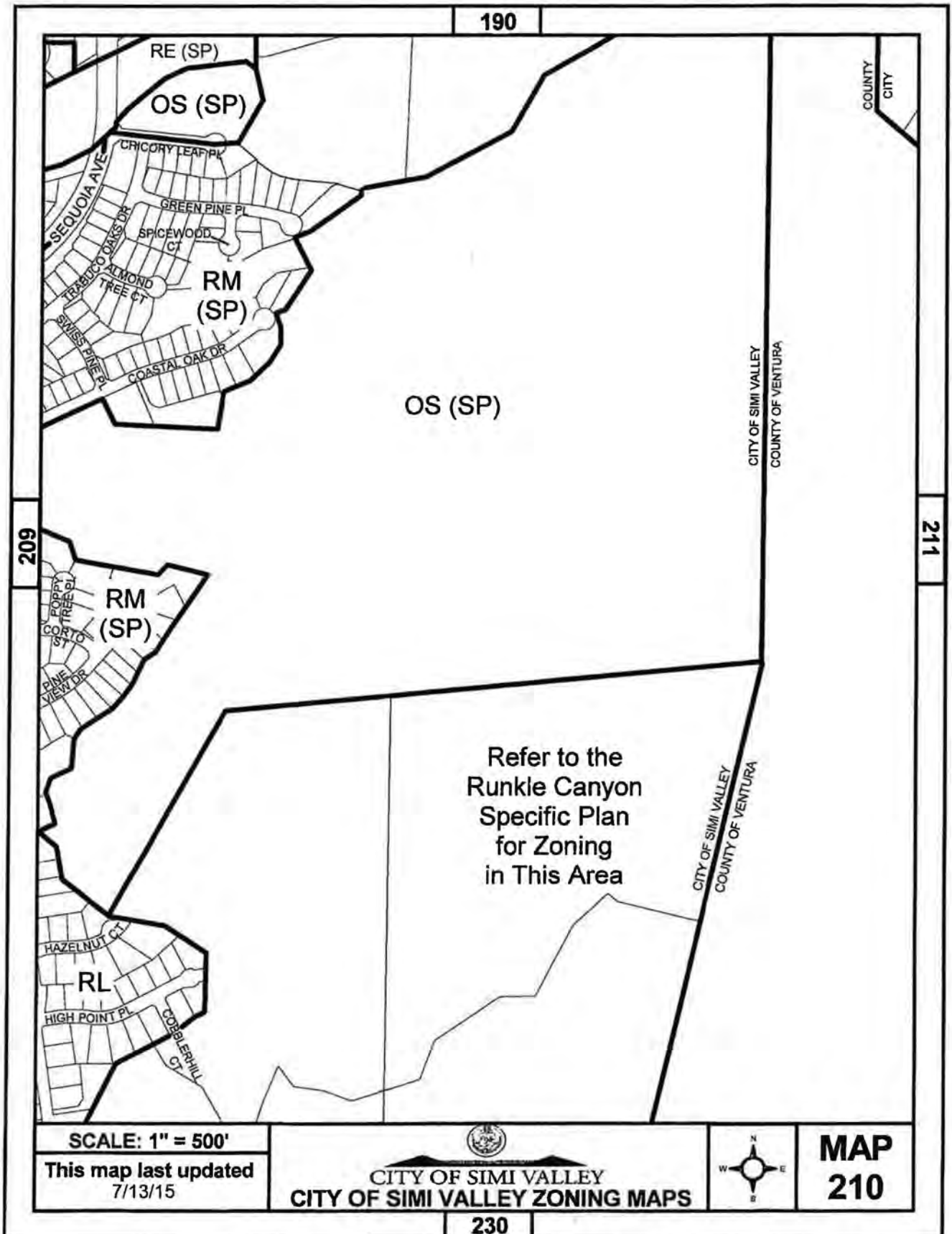


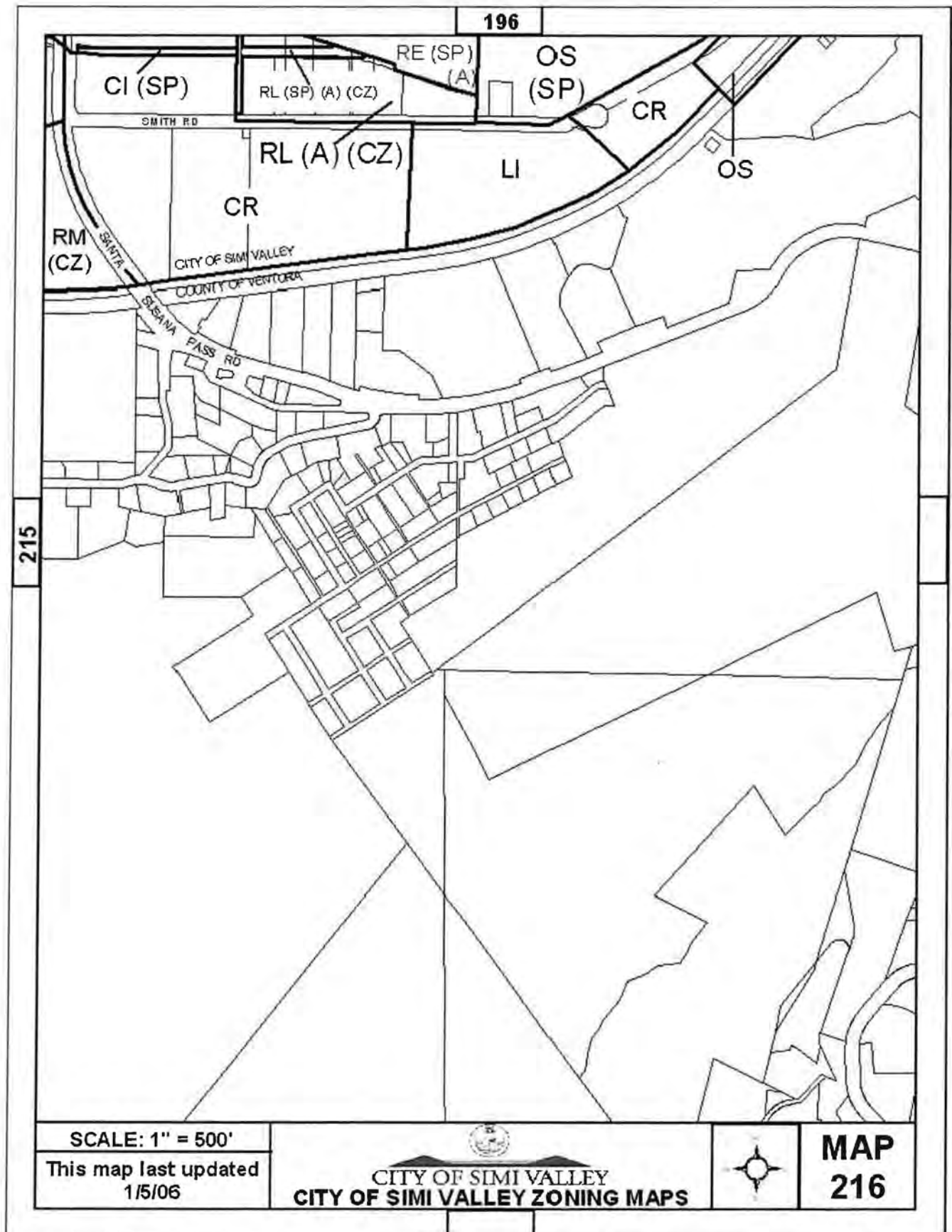














## RESOLUTION NO. 2015-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SIMI VALLEY APPROVING CONDITIONAL USE PERMIT  
CUP-S-723 AND ADOPTING THE MITIGATED NEGATIVE  
DECLARATION AND MITIGATION MONITORING PLAN  
THEREFOR

WHEREAS, the applicants, the City of Simi Valley, the Rancho Simi Recreation and Park District, and the Ventura County Watershed Protection District, have requested approval of Conditional Use Permit CUP-S-723, to create a master plan to construct park improvements for a multi-modal trail along the top of the Arroyo Simi, from the west City limits to Corriganville Park, with connections to community amenities and habitat restoration and constructing park improvements adjacent to the Arroyo Simi;

WHEREAS, based upon evidence and testimony at the public hearing on March 22, 2011, and the findings contained in the Planning Commission staff report dated March 22, 2011, the Planning Commission of the City of Simi Valley recommended approval of CUP-S-723 and adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan therefor; and

WHEREAS, the General Plan was updated in 2012 and the findings for approval of the Conditional Use Permit were updated to reflect the new General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The findings for approval of the Mitigated Negative Declaration and Mitigated Monitoring Plan, contained in Exhibit 1 of the City Council Staff Report dated July 13, 2015, and incorporated herein by reference, are approved.

SECTION 2. The Mitigated Negative Declaration and Mitigated Monitoring Plan prepared for Conditional Use Permit CUP-S-723 are hereby adopted.

SECTION 3. The findings for approval of Conditional Use Permit CUP-S-723, contained in the City Council staff report dated July 13, 2015, and Exhibit 1 of the City Council Staff Report dated July 13, 2015, and incorporated herein by reference, are approved.

SECTION 4. Conditional Use Permit CUP-S-723, subject to conditions attached hereto as Exhibit A, and the Mitigation Monitoring Plan contained in Exhibit 1 of the City Council Staff Report dated July 13, 2015, is hereby approved.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

PASSED and ADOPTED this 13<sup>th</sup> day of July 2015.

**Attest:**

\_\_\_\_\_  
Ky Spangler, Deputy Director/City Clerk

\_\_\_\_\_  
Robert O. Huber, Mayor of the City of  
Simi Valley, California

**Approved as to Form:**

**Approved as to Content:**

\_\_\_\_\_  
Lonnie J. Eldridge, City Attorney

\_\_\_\_\_  
Eric J. Levitt, City Manager



\_\_\_\_\_  
Peter Lyons, Director  
Department of Environmental Services

**EXHIBIT A**

**CASE NO.:** CUP-S-723  
**APPLICANT:** CITY OF SIMI VALLEY/RSRPD/VCWPD

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**PROJECT PERMIT CONDITIONS**

The conditions marked with an asterisk (\*) are Special Conditions applicable specifically to this permit. These conditions of approval will supersede any conflicting notations, specifications, dimensions, and typical sections that may be shown on a development plan or exhibit. Unless otherwise stated, all conditions of approval must be complied with prior to the issuance of a Zoning Clearance. Applicant will assume all costs incurred in complying with the conditions contained herein. All facilities and uses other than those specifically approved by the approving authority are prohibited. In consideration of the benefits conferred by this Permit, Applicant, on behalf of him/herself, intending to be bound hereby for the life of this permit, consents to City Personnel entering the Project property during daylight hours without a warrant and with written notice to verify compliance with the terms and conditions of this Permit. "Applicant" or "Developer" or "Owner" as used in these conditions means all applicants, developers, permittees, and all owners of the subject property and all successors and assigns thereto. These conditions are deemed to touch and concern the real property, which is the subject hereof, and will run with the land. Compliance with these conditions must be maintained for the life of the permit. The Simi Valley Municipal Code (SVMC) contains penalty provisions for the violation of development conditions, which could result in any available administrative, civil, or criminal remedies that could include one or more of the following: 1) revocation of the development permit; 2) penalties of up to \$1,000 in fines and/or six months in jail for each day of violation; and 3) the prohibition of further violations through court injunction. Applicant must comply with all of the conditions.

**A. ENVIRONMENTAL SERVICES CONDITIONS:****Planning Division:**

- A-1 This permit is granted for all of the buildings, roadways, parking areas, landscaping, lighting, colors and materials, and other features which must be shown within Exhibit 1, the Arroyo Simi Greenway Specific Plan, SP-S-28.
- A-2 If this permit has not been use inaugurated prior to thirty-six (36) months following this approval, the permit will automatically expire.
- A-3 Approval of this project requires certain legislative determinations by the City Council. The approval of CUP-S-723 is hereby expressly made contingent upon the approval of Specific Plan No. SP-S-28 and Zone Change No. Z-S-677 by the City Council.
- A-4 Applicant must defend, indemnify, and hold harmless the City, its agents, officials, and employees from any claim, action, or proceeding against the City or its agents, officials, or employees in any action to attack, set aside, void, or annul the approval of this permit. The City will promptly notify Applicant of any

claim, action, or proceeding; and the City will cooperate fully in the defense. The City shall also have the right to consult and participate with Applicant in the development of litigation strategy. Further, Applicant must select an attorney, acceptable to the City, who will defend such proceeding. The City will control any litigation thereof. Such approval of an attorney will not be unreasonably withheld.

- A-5 During the lifetime of the permit, Applicant must comply with all applicable laws and regulations of every local, state and federal entity; and all such requirements and enactments will be incorporated by reference as conditions of this permit. The duty of inquiry as to such requirements and any amendments thereto will be upon Applicant and his or her transferees or successor in interest.
- A-6 Applicant agrees that if any of the conditions or limitations of this permit are held to be invalid by a court of competent jurisdiction, that holding will render this permit to be null and void.
- A-7 In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation must cease in the immediate area, and the find left untouched. Applicant must select and provide a qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation must be implemented before work may proceed. Applicant will be liable for all costs associated with the professional investigation and implementation.
- A-8 Applicant must continually maintain, repair and replace all structures, landscaping, irrigation equipment, signs, fencing, furniture, sidewalks and trails, parking lot surfacing, and all other improvements within the project. As described in Section 4.4 of Specific Plan SP-S-28, the City will be responsible for the maintenance of all Arroyo Simi Greenway improvements located within the public rights-of-way, and the Rancho Simi Recreation and Park District will be responsible for the maintenance of all Arroyo Simi Greenway improvements on trails, within parks and storm drains and along the Arroyo Simi channel banks within the project boundaries.

**B. PUBLIC WORKS CONDITIONS:**

**General**

- B-1 Applicant must submit improvement plans for each project area as one package and must include all project improvements shown on the approved project exhibits and those to be designed per these Conditions. This package must include all appropriate studies. Plans and studies must be prepared by a California Registered Civil Engineer and, at the time of first submittal, must be signed or otherwise prepared in accordance with the Professional Engineer's Act.



- B-2 Applicant must obtain an encroachment permit for construction of public infrastructure. Prior to permit issuance, all improvement plans and submittals must be accepted by the City Engineer, all applicable fees must be paid, all securities and forms must be posted, and insurance documentation provided.
- B-3 Prior to a Final Inspection request, Applicant must complete all improvements per the approved plans and conditions, and obtain acceptance for the improvements from the City. Prior to requesting a final inspection for reduction or release of securities, Applicant must submit record drawings, certifications, and a digital file of record drawings (in an ARC Info or DXF format compatible with the City GIS database) to the Department of Public Works.

#### Drainage

- B-4 Prior to the issuance of a grading permit, Applicant must provide a drainage study prepared by a California State Registered Civil Engineer. This study must include hydrologic and hydraulic calculations and comply with the City of Simi Valley Drainage Study Guidelines, Goal VIII-3 of the General Plan, the Ventura County Hydrology Manual, and the Hydraulic Design Manual of the Los Angeles County and Ventura County Flood Control District.
- B-5 Prior to the issuance of a grading permit, Applicant must incorporate storm water detention into the improvement plans only for the new site being graded. Detention design must conform to the City of Simi Valley Drainage Study Guidelines. New site runoff cannot exceed the 10-year developed storm runoff from the new site area. The hydrograph flood routing method, or unit volume method of 1,000 cubic feet per acre, may be used for detention design when the project exceeds 10 acres of developable area. For projects with 10 acres or less of developable area, the unit volume method must be used.

#### C. LANDSCAPING CONDITIONS:

- C-1 Applicant must submit three sets of a landscaping and automatic irrigation plan to the Deputy Director/City Planner for review and approval. The plans must:
  - a. Be in compliance with the City of Simi Valley Landscape Design Guidelines;
  - b. Be in compliance with the preliminary landscape plan as approved by the Planning Commission;
  - c. Comply with the recommendations of the City Landscape Architect to ensure compliance with the Planning Commission direction, the City's Landscape Design Guidelines, and the City's Green Building Ordinance (SVMC Title 8, Chapter 22), as it applies to water conservation practices;
  - d. Comply with the approved site plan and Public Works grading and improvement plans;

- e. Show all protected trees pursuant to Section 9-38.050 of the SVMC; and
- f. Include planting and irrigation of areas adjacent to existing native vegetation with native compatible, fire-retardant plants. A minimum of 80% of these plants must be low-water use plants. The planting will not include invasive plants listed in the California Native Plant Society's Escaped Exotics List.

C-2 Irrigation design must achieve a minimum 30 percent water savings from the **Maximum Applied Water Allowance (MAWA)**. To determine MAWA, Applicant must use the following formula:

$$\text{MAWA} = (\text{Eto})(0.62)[(0.70) \times \text{LA}]$$

Eto = Reference Evapotranspiration (inches per year) = 51 in Simi Valley.

0.62 = Conversion Factor (to gallons)

0.70 = ET Adjustment Factor

LA = Landscape Area (Square Feet)

Prior to issuance of a building permit, applicant must provide water calculations demonstrating **Estimated Total Water Use (ETWU)** and that conforms to the following formula:

$$\text{ETWU} = (\text{Eto})(0.62) \frac{(\text{PF} \times \text{HA})}{\text{IE}}$$

Eto = Reference Evapotranspiration (inches per year) = 51 in Simi Valley.

0.62 = Conversion Factor (to gallons)

0.70 = ET Adjustment Factor

LA = Landscape Area (Square Feet)

Annual Eto = 51.0

PF = Plant Factor (0-0.3 for low water use plants, 0.4-0.6 for moderate water use plants, and from 0.7-1.0 for high water use plants)

HA= Hydrozone Areas (high, medium, low in square feet)

0.62 = Conversion Factor (to gallons)

IE= Irrigation efficiency (minimum = 0.71).

C-3 Prior to a Final Inspection request, Applicant must:

- a. Install all landscaping so as to be consistent with the approved landscape plans referred to in Condition C-1; and
- b. Require that the Landscape Architect be present during the final landscape inspection by the City and certify that the installation of

landscape materials and irrigation systems are in compliance with the approved landscape plan.

C-4 For the lifetime of this permit, Applicant must adhere to the City's Landscape Maintenance Requirements as follows:

- a. Trees will be thinned as defined in the American National Standards Institute, ANSI, A-300 Tree Care Operation Manual to eliminate crowding or x-crossing branches, to remove dead or broken limbs and to remove structurally weak branch attachments;
- b. Tree canopies will not be topped (to remove or cut the top of the tree) or pollarded (to cut back to the trunk to promote the growth of a dense head of foliage) as defined in the American National Standards Institute, ANSI, A-300 Tree Care Operation Manual;
- c. All pruning will comply with the Class 2, National Arborists Association/International Society of Arboriculture pruning guidelines;
- d. No more than 20% of tree canopy will be removed during a growing season;
- e. Branches will be removed as needed to allow for a 14-foot vehicular path clearance and an eight-foot pedestrian path clearance;
- f. All pruning will be supervised by a certified or consulting arborist; and
- g. Replace all dead or missing plants so as to comply with the approved landscape plan. The minimum replacement size will be at least a 24" boxed tree or five-gallon shrub/vine, or a one-gallon groundcover.

D. VENTURA COUNTY FIRE PROTECTION DISTRICT:

- D-1 Prior to combustible construction, Applicant must install an all-weather access road/driveway suitable for use by a 20-ton Fire District vehicle.
- D-2 All access roads/driveways must have a minimum vertical clearance of 13 feet, six inches. This includes overhangs and projections from all buildings that are lower than the minimum vertical clearance.
- D-3 Prior to a Final Inspection request, Applicant must install fire extinguishers in accordance with the Uniform Fire Code. The placement of extinguishers must be subject to review by the Fire District.
- D-4 Applicant must ensure that commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater must not be stored or placed within five feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.

- D-5 Any gates to control vehicle access must be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 15 feet in each direction must be provided for separate entry/exit gates and a minimum of 20 feet for combined entry/exit gates. If gates are to be locked, a Knox system must be installed. The method of gate control, including operation during power failure (battery back-up), shall be subject to review by the Fire Prevention Division. Gate plan details must be submitted to the Fire District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service.
- D-6 Prior to obtaining a building permit for any new or existing structures, Applicant must obtain VCFD Form #126 "Requirements for Construction."

H. CALLEGUAS MUNICIPAL WATER DISTRICT:

- H-1 Prior to the issuance of any permit to undertake building or construction of any phase of development, Applicant must demonstrate to the Deputy Director/City Planner, by possession of a District Receipt from the Calleguas Municipal Water District, that the Capital Construction Charge applicable to the proposed development has been paid.

I. ENVIRONMENTAL PLANNING:

- I-1 Applicant must operate and maintain properly all construction equipment, and this equipment must be fitted with factory-issued silencing or muffling features.
- I-2 Applicant must use reformulated diesel fuel that is 0.05 weight percent sulfur or less for all diesel-fueled engines.
- I-3 Applicant must turn off all diesel-powered equipment when not in use for more than 30 minutes; gasoline-powered equipment must be turned off when not in use for more than five minutes.
- I-4 Prior to any new construction within areas subject to the jurisdiction of the California Department of Fish and Wildlife (CDFW), the Army Corps of Engineers (ACOE), and the Ventura County Watershed Protection District (VCWPD), Applicant must conduct a survey for sensitive and listed plant and animal species and sensitive habitats that may directly or indirectly be affected by the project, and shall be performed by a qualified biologist, in consultation with the CDFW, ACOE, VCWPD, and the U.S. Department of Fish and Wildlife Service (USFWS). The biologist shall utilize the CDFW's Natural Diversity Data Base, and shall contact the CDFW for information on other species of concern that may occur in the project areas. Species-specific surveys will be conducted at the appropriate time of year and time of day when the sensitive or listed species are active or otherwise identifiable. Pre-construction surveys will include a complete assessment of sensitive and listed fish, wildlife, reptile and amphibian species, as well as a thorough assessment of rare plants and rare natural communities, using the CDFW's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.



- I-5 If federally listed animal or plant species occur at, or adjacent to, the project site, and the project is to be funded, authorized, or carried out by a federal agency, Applicant must consult with USFWS in accordance with Sections 7, 9 and 10 of the Endangered Species Act of 1973. If no federal nexus exists, then an application for an incidental take permit and a Habitat Conservation Plan (HCP) that describes how the impacts of the proposed taking of federally listed species would be minimized and mitigated, will be submitted by Applicant to the USFWS.
- I-6 Applicant must mitigate permanent impacts to the biological resources in the California Department of Fish and Game (CDFW) and Army Corps of Engineers (ACOE) jurisdictional areas at a minimum 3:1 ratio and temporary impacts will be mitigated at a 1:1 ratio. Applicant must mitigate potential impacts to vegetation within the shaded areas produced by proposed bridges at a 1:1 ratio. The final size of the areas to be permanently and temporarily impacted will be identified and any required CDFW (1600) Agreements and ACOE (401 and 402) Permits will be obtained prior to issuance of a grading permit. Mitigation will consist of a combination of creation and enhancement of habitat area within a park adjacent to the Arroyo Simi channel or along the Arroyo Simi, which may include removal of non-native vegetation within the riparian zones of the Arroyo Simi and restoration with native riparian plantings, or as required and approved by CDFW, ACOE, and the Ventura County Watershed Protection District (VCWPD). Any mitigation planting along the banks of or adjacent to the Arroyo Simi channel or tributaries controlled by the VCWPD shall be approved by the VCWPD. Plantings may not be located in areas with insufficient 100-year flood capacity within the Arroyo Simi channel and tributaries controlled by the VCWPD, unless otherwise approved by the VCWPD. Habitat restoration and enhancement areas shall be designed in consultation with the Ventura County Environmental Health Division to ensure that the design and maintenance of these areas do not create mosquito-breeding sources.
- I-7 Proposed project activities within designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park), including disturbances to vegetation, will be scheduled by Applicant to avoid the February 1 to August 15 nesting season of birds protected by the Migratory Bird Treaty Act to the extent possible. If this is not possible, no more than seven days prior to the commencement of any clearing or grading activity scheduled between February 1 and August 15, a field survey will be conducted by an ornithologist with at least two years of experience carrying out field surveys for breeding and nesting birds in Southern California. This pre-construction survey will determine if birds are breeding and/or nesting in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. If ground disturbance activities are delayed for more than 14 days past the date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than seven days will elapse between the survey and the ground disturbance activity. If active nests are found, Applicant shall erect a fence barrier around the nest site, at a minimum distance of 300 feet from raptor nests, 100 feet from special status songbird nests and 50 feet from common songbird nests (this distance may vary based on the bird species,

- site topography and construction activity, as determined by the ornithologist). No construction or clearing activities shall be permitted within the fence barrier around the nest zone until the birds are fledged and are no longer dependent on the nest tree or shrub, as determined by the ornithologist. The ornithologist will monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest. The contract with the ornithologist, and the ornithologist's qualifications, must be submitted by Applicant to the Deputy Director/City Planner for review and approval prior to issuance of grading permit.
- I-8 A qualified biologist shall conduct a pre-construction survey for woodrat nests and badger dens no more than one week prior to construction in the designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park). Applicant must flag these structures for avoidance during construction and operation of temporary access roads, which will be aligned to maintain a minimum 20-foot buffer between these structures. All living willow trees to be removed to provide construction site access will be surveyed by a qualified biologist for bat roost/holes prior to removal. Trees containing potential bat roost/holes will be flagged for avoidance. Applicant will not remove snags (dead, standing trees) unless required for adequate site access. Applicant must notify the California Department of Fish and Wildlife if roost trees must be removed.
- I-9 Applicant must replace trees over three inches in diameter at breast height (DBH) or plants affected by the project as follows: California Black Walnuts and Western Sycamores damaged/removed shall be replaced in kind at a 10:1 ratio; Elderberry, Cottonwood and Willows damaged/removed shall be replaced at a 5:1 ratio; Oaks greater than 36 inches DBH to be removed shall be replanted at a 20:1 ratio; plants less than five inches DBH to be removed shall be replaced at a 3:1 ratio; plants from 5 to 12 inches DBH to be removed shall be replaced at a 5:1 ratio; trees from 12 to 24 inches DBH to be removed shall be replaced at a 10:1 ratio; trees from 24 to 36 inches DBH to be removed shall be replaced at a 15:1 ratio; damaged trees less than 12 inches DBH shall be replaced at a 2:1 ratio; and damaged trees greater than 12 inches shall be replaced at a 5:1 ratio. Replacement trees shall not be planted within the Arroyo channel or tributaries controlled by the VCWPD unless approved by VCWPD.
- I-10 Habitat restoration and enhancement planting by Applicant shall conform to the Ventura County "Guide to Native and Invasive Streamside Plants," and shall include only native species forming each of the ground, shrub and tree layers as described in that Guide, or as required and approved by the CDFW and VCWPD.
- I-11 Applicant must exclude invasive and high water use species for all new project landscaping.
- I-12 Applicant must, prior to the start of construction within the two designated naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park), provide a qualified biologist to conduct a pre-construction

meeting with all equipment operators and their supervisors in the field to describe special-status species and habitat protections and the mitigation measures and monitoring procedures that will be in force during construction. The biologist will conduct periodic, on-site "tailgate" meetings with the construction personnel and foreman once a week for the duration of work activities.

- I-13 A qualified biologist will monitor all work activities within the two naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park) for the duration of the project. The biologist will have the authority to temporarily halt work if special-status species are threatened, until such conflicts can be effectively resolved.
- I-14 Applicant must clearly delineate site access routes prior to construction. The minimum area required to complete the work will be defined and marked with orange construction fencing prior to the start of construction in order to confine temporary ground disturbance.
- I-15 Applicant must employ all applicable Best Management Practices (BMPs) for the duration of construction in order to limit disturbance to the minimum necessary to complete the job and to confine disturbance to the work areas.
- I-16 Applicant must conduct all construction work during daytime hours (between 0700 hrs and 1700 hrs). No night work will be allowed.
- I-17 Upon completion of construction, Applicant must return the work area to pre-project conditions. This may involve limited grading or re-contouring to restore former surface elevations, etc. All grading restoration will be monitored by a qualified biologist.
- I-18 Applicant must restore native vegetation disturbed by construction activities as soon as completed.
- I-19 Lighting directed toward the Arroyo Simi habitat areas is prohibited. Applicant must equip all lighting with recessed lenses and full cut off shields, and mounted to face away from all natural areas, to limit illumination at the edge of the paved areas to 0.1 foot-candles.
- I-20 To reduce the opportunity for non-native rat/mice and invasive bird species populations to expand due to an increase in human food remains and perching locations associated with the project, Applicant must install lids on all trash receptacles along the Arroyo Simi and must empty the trash receptacles on a frequent basis. The design of trash receptacles to be placed along the Arroyo Simi Greenway shall be approved by a qualified biologist to ensure the design is sufficient to prevent attracting scavengers.
- I-21 Applicant must locate bridges to minimize impacts to biologically significant locations and avoid native vegetation, and bridges will be placed in areas that have already been altered whenever possible.



- I-22 Applicant must not install fencing or other physical barrier along the proposed paved pedestrian trail located on the Arroyo Simi Greenway west of the City's Wastewater Treatment Plant.
- I-23 Any previously ungraded areas west of Madera Road that will be subject to grading shall be walked by an archaeologist prior to the issuance of a grading permit. In addition, all grading that would affect previously ungraded areas west of Madera Road shall be monitored by an archaeologist and a Chumash representative. If cultural resources are identified during the initial archaeological survey, Applicant will comply with procedures required by State CEQA Guidelines Section 15064.5, and Public Resources Code Sections 21083.2 and 21084.1. If cultural resources are identified during grading, earthmoving will be temporarily diverted around the cultural deposits until the deposits have been evaluated, recorded, excavated and/or recovered as determined by the archaeologist and as required by Section 21082 of the Public Resources Code. Any resources recovered will be deposited at the proper institution, such as the Simi Valley Historical Society or California State Fullerton Archaeological Research Center.
- I-24 Construction activities within 50 feet from the top of bank of the Arroyo Simi are limited to the dry period of the year (May 1 through October 1) or when there is no actively flowing water on the project site and no measurable rain is forecast within 72 hours. Applicant must place a note on the grading and construction plans stating: "If measurable rain is predicted within 72 hours during construction, all activities within 50 feet from the top of bank of the Arroyo Simi and at the culvert extensions must cease and protective measures to prevent siltation/erosion must be implemented/maintained."
- I-25 Applicant must use silt curtains and other sediment catchment devices during construction, tree planting, and bank revegetation procedures along and within 200 feet of the Arroyo Simi. All erosion control measures must be maintained regularly until disturbed soils are stabilized. Following construction and stabilization, erosion control measures must be removed by Applicant along with accumulated sediment. This sediment must be deposited and stabilized in a location where it is unlikely to re-enter the aquatic habitat in the Arroyo Simi.
- I-26 Applicant must properly operate, inspect and maintain all vehicles operated on the project site during construction to avoid leaks of hydraulic fluids, oils, coolants, and fuels. Applicant must note this procedure on all improvement plans.
- I-27 Refueling and light maintenance of construction vehicles must occur at least 200 feet from top of bank of the Arroyo Simi. Applicant must note this procedure on all improvement plans.
- I-28 Applicant must position concrete wash out sites at least 200 feet from the top of the bank of the Arroyo Simi. Applicant must note this procedure on all improvement plans.

END OF ALL CONDITIONS



# **PLANNING COMMISSION PACKET**

## **Arroyo Simi Greenway**

### **SP-S-28/Z-S-677/CUP-S-723**

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- \* The Public Hearing Procedure and draft resolution in the Planning Commission Staff Report have been omitted and are available for public review at the Department of Environmental Services.

**RESOLUTION NO. SVPC 12-2011**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIMI VALLEY RECOMMENDING TO THE CITY COUNCIL APPROVAL OF SPECIFIC PLAN NO. SP-S-28, ZONE CHANGE NO. Z-S-677, AND CONDITIONAL USE PERMIT NO. CUP-S-723

WHEREAS, the applicants, the City of Simi Valley, the Rancho Simi Recreation and Park District and the Ventura County Watershed Protection District, have requested approval of Specific Plan No. SP-S-28, Zone Change No. Z-S-677, and Conditional Use Permit No. CUP-S-723, for the purpose of developing standards for a multi-modal trail along the top of the Arroyo Simi, from the west City limits to Corriganville Park, with connections to community amenities and habitat restoration, constructing park improvements adjacent to the Arroyo Simi, and to apply the Specific Plan (SP) Overlay zoning designation to the properties within the project area.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SIMI VALLEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings for the Mitigated Negative Declaration and the Monitoring Program, contained in the staff report dated March 22, 2011, and incorporated herein by reference, are recommended to the City Council for adoption.

SECTION 2. The Mitigated Negative Declaration and Monitoring Program prepared for SP-S-28/Z-S-677/CUP-S-723 are recommended to the City Council for adoption.

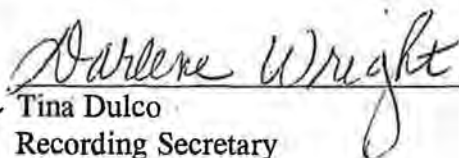
SECTION 3. The findings, for approval, for Specific Plan No. SP-S-28, Zone Change No. Z-S-677, and Conditional Use Permit No. CUP-S-723, contained in the staff report dated March 22, 2011, and incorporated herein by reference, are hereby recommended to the City Council for approval.

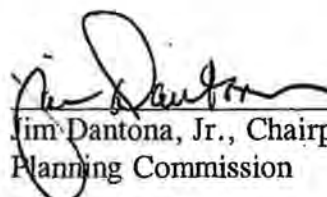
SECTION 4. Specific Plan No. SP-S-28, Zone Change No. Z-S-677, and Conditional Use Permit No. CUP-S-723, which amends Zoning Map Sheet Nos. 141, 161-164, 184-196, 209, 210 and 216 of SVMC Section 9-1.9903 as specific in Exhibit A, attached hereto, and the Mitigated Negative Declaration and the Monitoring Plan attached hereto as Exhibit C, are hereby recommended to the City Council for approval, subject to compliance with all the conditions attached hereto as Exhibit B and the revisions to SP-S-28, attached hereto as Exhibit D.

RES. NO. 12-2011

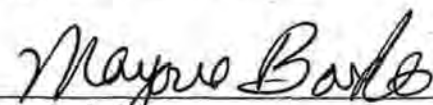
PASSED and ADOPTED this 22nd day of March, 2011.

**Attest:**


*for*   
Tina Dulco  
Recording Secretary

  
Jim Dantona, Jr., Chairperson  
Planning Commission

**Approved as to Form:**

  
Marjorie Baxter  
Senior Assistant City Attorney

**Approved as to Content:**

  
Paul Drury  
Deputy Director/City Planner  
Department of Environmental Services

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Planning Commission of the City of Simi Valley, California, at a regular meeting held on March 22, 2011, by the following vote:

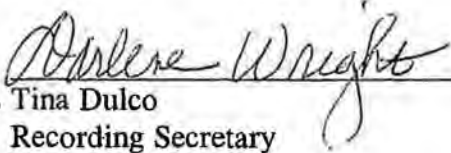
AYES: Commissioners McGuigan, Santino, and Rice and Chairperson Dantona

NAYS: Commissioner Bibb

ABSTAIN: None

ABSENT: None

**ATTEST:**

*for*   
Tina Dulco  
Recording Secretary

## IX. CONSENT CALENDAR – None

## X. CONTINUED BUSINESS

## A. PUBLIC HEARING

1. SP-S-28/Z-S-677/CUP-S-723; Rancho Simi Recreation and Park District and City of Simi Valley: A request to develop a 11.96-mile long community greenway along the Arroyo Simi and its tributaries, consisting of park improvements, multi-purpose trails, enhanced landscaping, and pedestrian bridges. (Continued from February 23, 2011.)

Location: Traversing the length of the Arroyo Simi and several tributaries  
Citywide

Staff Contact: Tony Stewart  
(805) 583-6382

Tony Stewart, Senior Planner, gave a PowerPoint presentation of the staff report.

The Commission asked City staff clarifying questions.

Chairperson Dantona opened the public testimony portion of the hearing. Having received no cards from the public, he closed the public testimony portion of the hearing.

Commission comments:

The Planning Commission was generally very supportive of the project and the fact that it embraces an important community asset. Some stated that creating greater connectivity along the Arroyo Simi would likely lead to greater use by the public and improved safety vehicle access and visibility, thereby enhancing public safety.

Commissioner Bibb expressed her concerns about public safety along the Arroyo Simi and stated she believes there should be a written plan in place to address which agency (the Rancho Simi Recreation and Park District and/or Simi Valley Police Department) should be called to respond when public safety issues arise along the Arroyo Simi.

COMMISSIONER MCGUIGAN MOVED TO  
RECOMMEND CITY COUNCIL APPROVAL OF  
SPECIFIC PLAN NO. SP-S-28/Z-S-677/CUP-S-723.

Commissioner Rice seconded the motion.

AYES: Commissioners McGuigan, Santino and Rice  
and Chairperson Dantona



NAYS: Commissioner Bibb

ABSTAIN: None

ABSENT: None

There is no appeal period for the project as this item will proceed to the City Council with the Planning Commission recommendation.

B. OTHER - None

# **XI. NEW BUSINESS**

A. PUBLIC HEARINGS – None

B. OTHER

1. GPA-0075; City of Simi Valley: Review of Chapters 1, 2, and 3 (Introduction, Vision, and Community Development, respectively) of the draft Comprehensive Simi Valley General Plan Update  
Staff Contact: Tony Stewart  
(805) 583-6382

Tony Stewart, Senior Planner, gave a PowerPoint presentation of the staff report.

The Commission completed its review of Chapters 1 and 2 (Introduction and Vision, respectively) and Land Use Goals LU-1 through LU-23 within Chapter 3 of the draft General Plan Update document.

While reviewing Goal LU-4 (Development Shaped by Environmental Setting) and later Policy LU-10.2 (Housing Character and Design), the Commissioners concurred they would like to agendize the City's Design Guidelines for a future Commission meeting to consider amending the design criteria and design elements for higher density developments.

Under Policy LU-8.4 (Sustainable Land Development Policies), the Commission expressed a desire to add text encouraging the use of grey water.

Under Policy LU-13.3 (Recreational Vehicles), the Commission suggested that, given the availability of additional commercial RV parking lots, the current phrase "include adequate on-site parking" in a residential development be changed to "encourage" it.

Under Goal LU-23 (Mixed-Use Corridor), the Commission expressed a desire to encourage more walkable areas in mixed-use zones.



# CITY OF SIMI VALLEY

## DEPARTMENT OF ENVIRONMENTAL SERVICES PLANNING COMMISSION STAFF REPORT

**CASE NO.:** SP-S-28/Z-S-677/CUP-S-723

**HEARING DATE:** March 22, 2011

**STAFF CONTACT:** Tony Stewart  
(805) 583-6382

**REQUEST:** The Arroyo Simi Greenway, consisting of: Specific Plan No. SP-S-28, to develop standards for a multi-modal trail along the top of the Arroyo Simi with connections to community amenities and habitat restoration; Zone Change No. Z-S-677, to apply the Specific Plan (SP) Overlay designation to the properties within the project area; and Conditional Use Permit No. CUP-S-723, to construct park improvements adjacent to the Arroyo Simi.

**STAFF RECOMMENDATION:** Recommend to the City Council approval of SP-S-28/Z-S-677/CUP-S-723

**APPLICANTS:** City of Simi Valley  
2929 Tapo Canyon Road  
Simi Valley, CA 93063  
Attn: Tony Stewart  
(805) 583-6382

Rancho Simi Recreation and Park District (RSRPD)  
1692 Sycamore Drive  
Simi Valley, CA 93065  
Attn: Ed Hayduk  
(805) 584-4418

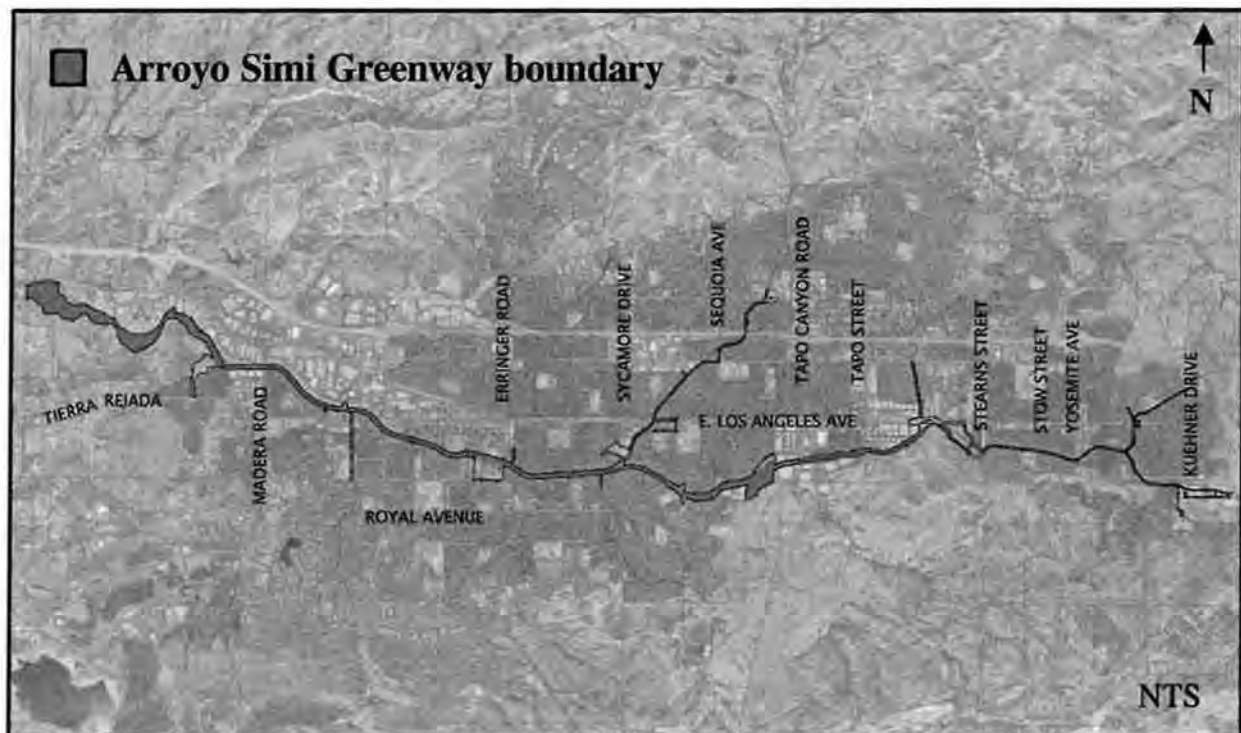
Ventura County Watershed Protection District (VCWPD)  
800 S. Victoria Avenue  
Ventura, CA 93009-1600  
Attn: Tom Wolfington  
(805) 654-2061

**CASE NO.** SP-S-28/Z-S-677/CUP-S-723  
**APPLICANTS:** City of Simi Valley/RSRPD/VCWPD

**GENERAL PLAN:** The Arroyo Simi Greenway encompasses several General Plan land use and zoning designations, including: Open Space; Low-, Medium-, High-, and Very High-Density Residential; Mobile Home; Public Services Center; Elementary School; Community Park; Community Park with Community Activity Facility Overlay; Neighborhood Park; Cemetery; Brandeis-Bardin Institute; Office Commercial; District Commercial; and Light Industrial.

**ZONING:** Open Space (OS) and Residential Estate (RE) [portions of which are in the Animal-Keeping (A) Overlay District]; Residential Low-, Medium-, High-, and Very High-Density (RL), (RM), (RH), and (RVH); Commercial Planned Development (CPD); Commercial Office (CO); and Light and General Industrial (LI) and (GI).

**LOCATION:** Traversing the length of the Arroyo Simi from the westerly City limits to Corriganville Park, and including several tributaries Citywide.



**CASE NO.** SP-S-28/Z-S-677/CUP-S-723  
**APPLICANTS:** City of Simi Valley/RSRPD/VCWPD

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## **PROJECT DESCRIPTION**

This is a joint application of the City of Simi Valley (City), the Rancho Simi Recreation and Park District (RSRPD), and the Ventura County Watershed Protection District (VCWPD) to revitalize the existing pathway along the Arroyo Simi into a Greenway for multi-modal recreational transportation with connections to existing and new parks, schools, trails and other community amenities. According to the Arroyo Simi Greenway Specific Plan, the project will also provide opportunities to enhance the riparian wildlife within the Arroyo Simi and improve water quality while also preserving the VCWPD's flood control capacity and maintenance requirements. The project consists of the following components:

- A Specific Plan, SP-S-28, which establishes standards for the development of the Greenway;
- A Zone Change, Z-S-677, which applies the Specific Plan Overlay zoning designation over the existing zoning designations of the properties within the project area; and
- A Conditional Use Permit, CUP-S-723, to construct park improvements per the design standards set forth in Specific Plan SP-S-28 on the properties within the project area that are owned by the City, the RSRPD, or the VCWPD.

The three components are described in further detail, below.

It should be noted that this project was originally scheduled to be presented to the Planning Commission on January 6, 2010. However, the U.S. Fish and Wildlife Service and the Ventura County Watershed Protection District (VCWPD) submitted comments on the draft Specific Plan and Mitigated Negative Declaration, which required additional research and revision to the respective documents. Staff has since met with VCWPD and addressed their concerns, and has also addressed those of the U.S. Fish and Wildlife Service in the revised Mitigated Negative Declaration.

Additionally, on September 15, 2010, the City and the Park District were awarded \$802,275 in Proposition 84 California River Parkways Program grant funds from the California Natural Resources Agency to commence Phase 1 of the Greenway improvements. The City and RSRPD each pledged \$100,000 in matching funds, for a total of \$1,002,275. The improvements will consist of paving the trail along the south side of the Arroyo Simi from Erringer Road to Sequoia Avenue, constructing 17 of the Greenway entries and installing directional signage, benches, bike racks, interpretive exhibits and other amenities at key points along the Greenway. The funds are expected to be available in January 2011.

Correspondence regarding the project is provided as Attachment 3.

## **SPECIFIC PLAN**

**SP-S-28 (Exhibit 1)** – This is a request to establish development standards for improvements to the trails along the entire length of the top of both sides of the Arroyo Simi and along portions of the Arroyo's tributaries, rights-of-way improvements where the Arroyo Simi crosses streets and along the west side of Fifth Street, from Los Angeles Avenue to Sinaloa Middle School, and for new parks or expanded parks in several locations along the Arroyo Simi. The overall project area is extensive and there are many different components (parks and amenities, trail types, signage, landscaping, lighting, furniture, etc.) that will potentially be built out over the next 20-30 years, depending on funding availability.



**CASE NO.** SP-S-28/Z-S-677/CUP-S-723  
**APPLICANTS:** City of Simi Valley/RSRPD/VCWPD

Therefore, to ensure that the Greenway is built out per a cohesive design, the Specific Plan document includes detailed standards for each project component. The Arroyo Simi Committee, consisting of Council Members Sojka and Williamson, Planning Commissioners McGuigan (current) and Shannon (former), and representatives from the Rancho Simi Park and Recreation Board, the Simi Valley Unified School District Board and Ventura County Supervisor Peter Foy's Office met four times to determine the preferred design of many of the project features. The Committee recommends the following standards be applied to the development of the proposed Arroyo Simi Greenway project as follows:

**Structures** – Restrooms, shade structures, light and sign poles, entry monuments, etc. will have a Craftsman theme consisting of earthtone colors, wood trim, stacked stone accents, etc. The restrooms and shade structures will be located within parks adjacent to the Greenway, while the entry monuments will be located at gateways to the Greenway and the sign and light standards will be located along streets near the Greenway and at various locations along the length of the Greenway.

**Landscaping** – Landscaping is proposed along the length of the Greenway where there is sufficient space. Additional habitat restoration within the Arroyo Simi may also occur, upon approval by VCWPD. All new landscaping will be drought-tolerant native and/or non-invasive Mediterranean species.

**Signage** – There are several signage concepts that will help identify, and which are unique to, the Arroyo Simi Greenway:

DEVELOPMENT STANDARD DESCRIPTION	PROPOSED SPECIFIC PLAN STANDARD	MUNICIPAL CODE STANDARD
Primary Gateway Signs	Maximum 16' height (to allow 14' clearance for VCWPD vehicles). Additionally, will be located in residential zones across project entries.	Maximum 5' height for freestanding signs in residential zones, with one or two signs at side(s) of project entries. Maximum 8' height in non-residential zones.
Information Kiosks	Maximum 10' tall, installed at various locations along the Greenway.	Maximum 5' height for freestanding signs in residential zones, with one or two signs at side(s) of project entries. Maximum 8' height in non-residential zones.
Directional (Ancillary) Signs	7' maximum height, maximum 4 square feet of sign area, installed at various locations along the Greenway.	Residential zones: No more than six square feet of sign area per sign. Non-residential zones: 4' maximum height, maximum two square feet of sign area.
Trailhead Parking (Ancillary) Signs	9' maximum height (7' without "roof" detail), four square feet in sign area, installed within parking lots at spaces reserved for Greenway parking.	Residential zones: No more than six square feet of sign area per sign. Non-residential zones: 4' maximum height, maximum two square feet of sign area.

**CASE NO.** SP-S-28/Z-S-677/CUP-S-723  
**APPLICANTS:** City of Simi Valley/RSRPD/VCWPD

Interchangeable Banners	Permanently installed at a minimum of 10' above trail (to be out of reach), framed and mounted on separate decorative poles along the Greenway and installed on existing light poles along public streets within the Greenway vicinity, but outside of the Specific Plan boundary (to advertise the Greenway, direct users to the Greenway and trailhead parking).	Temporary freestanding signs shall be located in commercial zones only, shall be a maximum 6' in height, 12 square feet in sign area, shall be located at least five feet from the property line and shall not be installed for longer than 120 days.
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**Bridges** – Several new pedestrian bridges are proposed across the Arroyo Simi to provide safe connections of the Greenway along the north and south sides of the Arroyo. The Arroyo Simi Committee selected the “Capstone Pedestrian Bridge” design, which features a slightly arched with rails that allow users unobstructed views from the bridge, and which are also compatible with the Craftsman design of the Greenway’s structures. This bridge design can also provide a clear span across the wider portions of the Arroyo Simi, limiting intrusion into the flood channel and habitat areas. Several existing pedestrian and automobile bridges across the Arroyo will be maintained, and the Specific Plan provides standards for treating these bridges to be consistent with the Capstone bridge design.

**Under Crossings** – Three existing under crossings are proposed to be enhanced with lighting and decorative wall treatments (vener and/or public art, such as murals, to make the Greenway more user-friendly. Additionally, up to six new under crossings are proposed. Upon completion, the under crossings will provide a safe and continuous travel way for Greenway users under streets. Until the new under crossings are constructed, at-grade street crossings will be enhanced with special Greenway-specific crosswalk graphics (using Duratherm or Streetprint that will identify the Greenway to motorists and tie together the various portions of the Greenway), signage to warn motorists of the Greenway crossings, and in locations, such where the Greenway will cross Sycamore Drive on the north and south sides of the Arroyo Simi, synchronized traffic signals will enhance the safety of the pedestrians crossing the street at these locations.

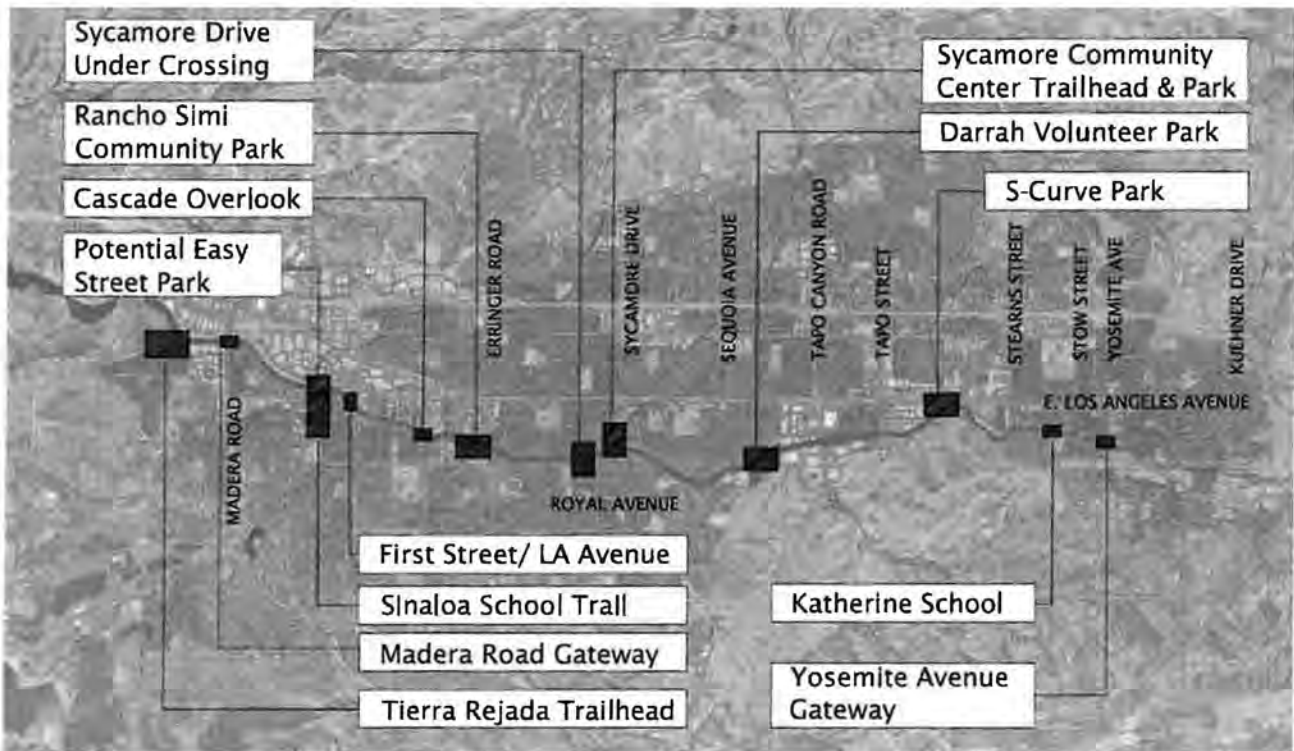
**Lighting** – Light standards will be located at the Greenway entrances and along portions of the Greenway. Entry lights will have a Craftsman design, while light standards along the trails will have either a Craftsman or a decorative, hooded fixture, depending on the specific location. Light fixtures will range in height from 14' to 20', depending on lighting requirements for safety purposes. The SVMC currently requires a maximum height of 14' within 100' of residentially zoned or developed properties and 20' in all other areas.

Additionally, the Specific Plan includes a Sustainability Program to ensure the Greenway is constructed and maintained in an environmentally sound manner and Implementation and Stewardship Programs for the build-out and long-term maintenance of the Greenway.

The Arroyo Simi Greenway project encompasses the entire length of the Arroyo Simi, from the west end of the City to Corriganville Park, along with tributaries, parks adjacent to the Arroyo Simi and along portions of Fifth Street. However, several Key Study Areas have been established, to provide more detailed analysis of the design standards for specific components of the Greenway.

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These Key Study Areas are described below.



Tierra Rejada Trailhead (Exhibit 1, Specific Plan pages 2.4-4 and 2.4-5)

Although the Greenway will extend from the western City limits, the new Tierra Rejada Park will be the westernmost trailhead. Improvements will include the extension of Stargaze Place into a new parking lot, rest area, signage and information kiosks, a connection to the trail that leads southward to Mt. McCoy, and enhanced landscaping, including adding a landscaped buffer between the trailhead and the mobile home park to the south. The westernmost of several pedestrian bridges spanning the Arroyo Simi is proposed to the east of the trailhead, to provide convenient access for Greenway users to either side of the Arroyo.

Madera Road Gateway (Exhibit 1, Specific Plan pages 2.11-8 through 2.11-11)

Conceptualized streetscape treatments adjacent to the Arroyo, along with trail entry design and lighting are proposed for this and several other areas (i.e., Rancho Simi Park, Sycamore Drive Bridge, S-Curve Park and Yosemite Avenue). An underpass at Madera Road will be very difficult and costly because the narrow and steep embankment makes under crossing difficult and the narrow sidewalks on the existing bridge make crossing dangerous. Therefore, the street crossing for this area (and other at-grade crossings) will consist of signage and a decorative crosswalk. A new pedestrian bridge across the Arroyo, decorative sidewalks, enhanced landscaping, monuments and new fencing (to replace the existing chain link fencing) are also proposed in conjunction with this Gateway.



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Easy Street Park (Exhibit 1, Specific Plan pages 2.8-6 and 2.8-7)

This is a 0.5-acre undeveloped parcel that is directly adjacent to the Greenway. It is currently privately owned, but could offer much needed parkland in an industrial business section of the Greenway to provide workers with a passive recreation/or lunch area within walking distance of their employment. Some of the key design elements for the park include landscaping, restrooms, picnic tables and accessory furniture and Greenway signage. Adjacent to the park, landscape and habitat enhancement treatments along the Arroyo and a bridge across the Arroyo are proposed.

Sinaloa School Connection (Exhibit 1, Specific Plan pages 2.2-4 and 2.2-5)

This Study Area is an example of one of several locations where the Greenway is extended away from the Arroyo Simi and into community facilities. A drainage channel splits off from the Arroyo Simi just east of the Easy Street Park area, and continues southward, along the west side of Fifth Street. The location of the channel adjacent to the sidewalk results in a narrow sidewalk that is heavily used by students who access the Sinaloa Middle School from an informal entrance at the back of the athletic fields. Improvements in this area call for, at a minimum, Greenway crosswalks at Los Angeles Avenue and First Street, Greenway signage, enhanced fencing and lighting and a formal plaza at the athletic field entrance for drop off/pick up. Future improvements could include engineering a wider sidewalk along Fifth Street by retaining and filling in the slope between the channel and the sidewalk, cantilevering the sidewalk over the channel or covering the channel altogether (depending on maintaining current water conveyance capabilities and obtaining VCWPD approval).

First Street Views (Exhibit 1, Specific Plan pages 2.5-14 and 2.5-15)

This area focuses on improvements of key views into the Arroyo Simi Greenway from Los Angeles Avenue. Proposed improvements include adding rock façade on existing walls, enhanced fencing, landscape screening and habitat enhancement.

Cascade Overlook (Exhibit 1, Specific Plan pages 2.9-20 through 2.9-22)

Key proposed improvements to this area include overlooks/rest areas, access directly to the water in the bottom of the Arroyo Simi, enhanced landscaping and habitat restoration and a bridge across the Arroyo. At this point, the primary trail, which had been traversing the north side of the Arroyo Simi, will move to the south side of the Arroyo.

Rancho Simi Park (Exhibit 1, Specific Plan pages 2.8-18 and 2.8-19)

An underpass at Erringer Road is proposed in the long-term. Until the under crossing is constructed, synchronized signalized street crossings with decorative crosswalks are proposed on either end of the Erringer Road Bridge across the Arroyo Simi. A new trailhead with picnic tables and accessory furniture and parking are proposed at the northeast corner of the park, adjacent to Erringer Road. A separate rest area to the west, within the park, enhanced landscaping and habitat restoration, gateway monuments, signage and interpretive exhibits will also be installed. A small,



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vacant piece of City-owned property located at the northwest intersection Erringer Road and the Arroyo will also be developed into a pocket park with a path connecting to future development of the property to the north.

Sycamore Drive Bridge (Exhibit 1, Specific Plan pages 2.16-18 and 2.16-19)

An overlook, under crossing and enhanced fencing, landscaping and habitat enhancement treatments are proposed in this area. The existing walls are proposed to be enhanced with stone veneer and/or public art. Synchronized signalized street crossings with Greenway crosswalks and signage are proposed on either end of the Sycamore Drive Bridge across the Arroyo Simi.

Community Center (Exhibit 1, Specific Plan pages 2.8-8 through 2.8-11)

This Study Area is anchored by the RSRPD's existing headquarters located on Sycamore Drive. At the north end of the property, an enhanced trail will be installed under the existing row of mature pepper trees and will lead to the Tapo Channel along the east side of the property. A new pedestrian plaza, gateway monument, bus stop and signage will be constructed at the trail's west end. A new park with steps to the water, new bridges, landscaping, informational kiosks, signage, a fitness area and other amenities are proposed to the southwest of the RSRPD property, on a vacant piece of property at the confluence of the Arroyo Simi and Tapo Channel. The trail along the Tapo Channel may eventually be extended northward along the Tapo Channel, past the Cultural Arts Center area and into Lemon Park and the Simi Valley Civic Center.

Darrah Volunteer Park Expansion (Exhibit 1, Specific Plan pages 2.8-20 through 2.8-24)

Proposed improvements in this Study Area call for a westward expansion of Darrah Volunteer Park (landscaping, trails, workout equipment area, etc.), a new parking lot to serve the park along the east side of the park, a new bridge across the Arroyo Simi and a multi-purpose trail (horses, bicycles, pedestrians) along the south side of the Arroyo.

S-Curve Park (Exhibit 1, Specific Plan pages 2.8-12 through 2.8-15)

This Study Area consists of several existing vacant parcels totaling approximately 1.5 acres in size and is located directly adjacent to the Greenway. It is currently owned by the City, RSRPD, and various private landowners. The network of road and railroad rights-of-way intersecting this area has created various limitations toward business and residential development potential and therefore, improvements made for park use would be ideal. This area is highly visible from Los

Angeles Avenue and offers the potential to become an inviting destination that highlights the Greenway. Some of the key proposed improvements in this area include the construction of a new pocket park on the currently vacant properties, an integrated bus stop and Greenway crosswalks and signage on Los Angeles Avenue.

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Katherine School (Exhibit 1, Specific Plan page 2.2-3)

This is another example of the Greenway extending from along the Arroyo Simi into the community. Key improvements to the existing trail include concrete staining, benches, lighting and landscaping.

Yosemite Avenue (Exhibit 1, Specific Plan pages 2.11-24 and 2.11-25)

Depending on funding, this Study Area will most likely serve as the easternmost Greenway gateway for several years. Issues within this area include a confined right-of-way for the Arroyo and private property acquisition for the trail on the east side of Yosemite Avenue. If the trail cannot be located on this private property, with an easement or with acquisition of the property, the Yosemite Avenue Bridge may require widening. However, such an extension may be costly and difficult to engineer. Therefore, the option of narrowing the trail in this location is also included within the Specific Plan. Due to the confined Greenway right-of-way, enhancements will consist of gateway improvements, new fencing and banners to add color and interest.

## ZONE CHANGE

Z-S-677 – This is a request to apply a “SP” (Specific Plan) Overlay designation over the existing zoning designations of the properties located within the project area. Note that the underlying development standards will not change and therefore, the property owners within the Specific Plan Overlay area will not be affected should they choose not to develop their properties with recreational uses.

## CONDITIONAL USE PERMIT

CUP-S-723 – This is a request to create a master Conditional Use Permit to construct park improvements per the design standards set forth in Specific Plan SP-S-28 on the properties within the project area that are owned by the City, the RSRPD, or the VCWPD. Note that the Specific Plan and Zone Change are legislative and will not, by themselves, condition properties within the project area. Therefore, at this time, the privately-owned properties located within the project area, such as Easy Street Park (Exhibit 1, Specific Plan pages 2.8-6 and 2.8-7) and S-Curve Park (Exhibit 1, Specific Plan pages 2.8-12 through 2.8-15), are excluded from the CUP application, as these property owners must first give their permission before development conditions are placed upon their properties. However, in the future, if the property owners wish to be included in the CUP, or if the City and/or RSRPD are successful in acquiring these properties for the purposes of developing new parks per the Specific Plan standards, then CUP-S-723 would be modified. Also note that due to the unknown time in which the park improvements will be constructed, no exhibits are proposed other than those within the Specific Plan at this time.

## NEIGHBORHOOD COUNCIL:

The Executive Board of Neighborhood Council #2 heard the project on February 3, 2011, and recommended approval of the project by a vote of 7:0:0. The audience vote was 1:0:1. The Council asked questions regarding how the specific plan overlay would affect existing zoning, about public safety, lighting and the availability of grant funding, and reacted favorably toward the project and its benefits to the community.

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The Executive Board of Neighborhood Council #2 heard the project on January 11, 2011, and recommended approval of the project by a vote of 8:2:0. The audience vote was 2:0:1. The Council Members focused comments and concerns on the flexibility in the phasing plan and potential funding sources, and on the overall timeframe in which the project would potentially take to construct.

The Executive Board of Neighborhood Council #3 heard the project on January 13, 2011, and recommended approval of the project by a vote of 7:0:0. The audience vote was 1:0:0. The Council reacted favorably to the project and raised no concerns.

The Executive Board of Neighborhood Council #4 heard the project on January 18, 2011, and recommended approval of the project by a vote of 5:4:0. The audience vote was 0:1:0. The Council Members primarily focused their concerns on the development of the S-Curve Park and that additional landscaping in the park (and along the Greenway as a whole) should be drought-tolerant, and expressed concerns that the restrooms proposed in the S-Curve Park may encourage homeless people to camp out at the park.

Summaries of the Neighborhood Council meetings are provided as Attachment 4 on pages 118-125.

#### **ADDITIONAL PUBLIC OUTREACH:**

Public outreach for the project was presented at the following venues:

- Arroyo Simi Committee meetings (open to the public): December 17, 2008; April 2, 2009; November 4, 2009; October 20, 2010
- Informational presentation to the Planning Commission – May 6, 2009
- Informational presentation at the Simi Valley Street Fair – May 9, 2009
- Town Hall meeting/workshop – June 24, 2009
- Creation of Arroyo Simi Greenway web page on the City's website – July 6, 2009
- Display at the Simi Valley Public Library – July 13, 2009 – August 6, 2009
- Presentations to all four Neighborhood Councils – August 2009. No votes taken; however, NCs #2 and 3 expressed the most interest in the project and questions from all NCs about the project focused on the timeline, cost (for construction and on-going maintenance), whether the bikeway would have sufficient width to accommodate multi-modal traffic and maintenance vehicles, if more crime and/or trash dumping would occur due to better access to the Arroyo Simi and about the supply of water for the new landscaping.
- Informal presentation at the Simi Valley Living Green Expo – October 16, 2010

#### **ISSUES**

No issues have been identified.

#### **ANALYSIS**

The project is consistent with the following findings:



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1. (Specific Plan/Zone Change/CUP Finding) The proposed use is consistent with the purpose, intent, goals, policies, programs and land use designations of the General Plan and any applicable specific plan.

Due to the length of the Greenway, the project area consists of many General Plan land use designations, which include: Open Space; Low-, Medium-, High-, and Very High-Density Residential; Mobile Home; Public Services Center; Elementary School; Community Park; Community Park with Community Activity Facility Overlay; Neighborhood Park; Cemetery; Brandeis-Bardin Institute; Office Commercial; District Commercial; and Light Industrial. The Specific Plan does not propose to change these land uses, as the project will either consist of right-of-way improvements or public park improvements, which are considered public services, and which are compatible with all General Plan Land Use designations, per Table A-1 of Simi Valley General Plan, Appendix A. The Simi Valley Greenway Specific Plan is also consistent with the following General Plan policies:

#### Land Use Element

*Policy III-1.3: Highly visible public improvements should be designed and landscaped to blend into the environment.*

*Policy III-1.3.1: Major linear valley-floor improvements, such as the railroad, arroyo, major roadways and the freeway, should be well landscaped. Major hillside linear improvements should be located to avoid a prominent appearance from urban areas, should blend into the natural topography, and shall utilize attractive, low-maintenance, drought-tolerant materials where appropriate.*

*Policy III-1.3.3: Structures to channel or retain water should be designed and constructed of materials and colors so as to blend with the natural environment.*

*Policy III-1.5: The design of a project should respect, work with, and complement the natural features of the land.*

*Policy III-1.5.1: Natural scenic features such as mature trees, rock outcroppings, watercourses, and views should be integrated into project design.*

The Arroyo Simi Greenway Specific Plan will implement landscaping plans that will protect and enhance the natural landscaping that occurs within the Arroyo Simi. Per Section 2.10 of the Specific Plan, the "Landscaping Program," the new landscaping will be native and drought-tolerant, and will be designed to "create a more natural and beautiful environment with wildlife habitats and to incorporate plants to filter pollutants and provide better water quality", be compatible with FEMA requirements (per Section 2.16.a.3) and also require that "all planting along the Arroyo should be carefully considered in order to minimize operations and maintenance impacts and preserve unobstructed access to VCWPD facilities" (per Section 2.16.a).



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To take advantage of the Arroyo Simi's natural features, the Specific Plan includes standards for other Greenway amenities, such as steps down to the water that include stone (refer to Specific Plan Section 2.16.b), and strategically located overlooks that will take advantage of views of the Arroyo (Specific Plan Section 2.9.2).

*Policy III-1.5.3 Architecture should be integrated with the terrain and should blend with the natural environment.*

Section 2.14.e of the Greenway Specific Plan requires Craftsman architecture for Greenway structures, such as restroom facilities and picnic shelters, which will be low and horizontal, and will use natural materials, such as stone, wood and/or earth-tone colors that blend with the natural environment.

*Policy III-1.6: Projects should be designed to provide a compatible relationship with adjoining uses.*

*Policy III-1.6.1: The pattern of existing neighborhoods, land use and architecture should be respected.*

The Arroyo Simi Greenway Specific Plan project will result in improvements to the recreational opportunities currently provided by the Arroyo Simi and the Ventura County Watershed Protection District's rights-of-way along the top of each side of the Arroyo. These improvements will include paving the Watershed Protection District's rights-of-way to provide multi-use (pedestrian/bicycle/equestrian) trails, installing overlooks, rest stops, trail heads and pedestrian bridges over the Arroyo, constructing under crossings or improving at-grade street crossings, expanding or creating parks, creating connections to adjacent residences, businesses and nearby schools, and installing new gateways, signs and lighting along the Greenway. Per General Plan Appendix A, public services, such as parks, are considered compatible with all zones in the City. In addition, the landscaping and amenities installed within the project area will be located and situated to be compatible with surrounding uses. For example, per Specific Plan Section 2.14.e, new buildings within the Greenway will have a Craftsman design, which uses natural materials and warm, earth tone colors, to blend with the surrounding environment and per Specific Plan Section 2.8.a, "Parks shall provide buffered boundaries with fencing and planting between adjacent residential areas to provide privacy."

*Policy III-1.6.5: Lighting and signs should be designed, located and directed such that they do not disturb adjacent uses.*

Per the Arroyo Simi Greenway Specific Plan Section 2.7.2, lighting within the Greenway will be installed in strategic locations to provide security. However, the light standards will be designed to prevent glare and light spillover onto adjacent properties, per Simi Valley Development Code requirements. Per Specific Plan Section 2.12, Greenway signage will be used both to tie the different elements of the Greenway together and to provide information and safety for the Greenway users. The Greenway signage will be directed toward the Greenway or toward motorists on adjacent streets, and not at adjacent uses (Specific Plan Section 2.12.k).

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*Policy III-2.1: The overall pattern of land use should promote efficient development, minimize the impact of traffic congestion, reduce transportation distances and air pollution, ensure compatibility between uses, and protect the natural hillsides, major watercourses, trees and tree rows.*

Per General Plan Appendix A, public services, such as parks, are considered compatible with all zones in the City. In addition, the landscaping and amenities installed within the Arroyo Simi Greenway Specific Plan project area will be designed and situated to be compatible with surrounding uses, as specified in Arroyo Simi Greenway Specific Plan Section 2.8.a. Further, the Greenway Specific Plan provides standards that will protect and enhance the natural features of the Arroyo Simi and the trees within the project area (refer to Specific Plan Sections 1.1.b and 2.10.a.1). The Greenway will also provide a multi-modal trail along the entire length of the Specific Plan project area (approximately 12 miles), which will also connect to nearby schools, parks, residential neighborhoods and business areas, thus providing several means of transportation (pedestrian, bicycle, equestrian) other than vehicular, to reduce transportation distances, vehicle miles traveled and air pollution, per Greenway Specific Plan Section 2.5, "Trails Program."

#### Open Space and Conservation Element

*Policy IV-1.1.1: Watershed, watercourses, and underground aquifers in outlying areas shall be maintained in their natural state to the fullest extent possible.*

*Policy IV-1.7.4: The City should encourage the use of attractive, low-maintenance, drought-tolerant landscaping materials in all public and private developments and improvements.*

*Policy IV-2.4: Landscaping should complement the character of each neighborhood or area.*

*Policy IV-2.6: Development should be sensitive to the preservation and protection of wildlife and vegetation, which is indigenous to Simi Valley, consistent with the public health, safety or general welfare.*

*Policy IV-2.6.3: Riparian habitat outside of the valley floor or adjacent to the western end of the Arroyo Simi should be preserved and protected to the fullest extent practical, consistent with the public health, safety or general welfare.*

Arroyo Simi Specific Plan Section 2.10 provides standards that will protect and enhance the natural features of the Arroyo Simi, including the riparian habitat adjacent to the western end of the Arroyo. In addition, Specific Plan 2.10 mandates the following: "Design for local environmental conditions and incorporate non-invasive/drought-tolerant plants that can adapt to the natural rainfall of the area." Further, Specific Plan Section 2.8.a requires: "Parks shall provide buffered boundaries with fencing and planting between adjacent residential areas to provide privacy," to ensure that landscaping compliments the character of the surrounding neighborhoods and areas.

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### Recreation Element

*Policy VI-1.2: Parks and recreation areas, facilities, programs, and service should be planned on the basis of public interest and need, and reviewed by the City on the basis of local neighborhood input.*

*Policy VI-1.3: The City shall continue to review park and recreation facilities to avoid adverse impacts on adjacent land uses.*

*Policy VI-1.4.1: Activities with high traffic levels, noise and night-lighted recreational facilities should be located in such a manner to minimize impacts on adjacent areas.*

*Policy VI-1.6: Flood control rights-of-way such as arroyos, maintenance roads, open reservoirs, spreading and retention basins, should be developed in such a way that they can also be used for recreational purposes where appropriate.*

A trail/bikeway system has existed along portions of the top of the Arroyo Simi for many years. However, in 2007, with guidance by the Arroyo Simi Committee and with public input from workshops and public meetings, the Arroyo Simi Greenway Visioning Study was completed. Using the Visioning Study as a base, the Arroyo Simi Greenway Specific Plan provides development standards to implement the design concepts of the Visioning Study to improve the project area into a recreational amenity. Opportunities for public input have occurred at four Arroyo Simi Committee meetings, two presentations of the project to each Neighborhood Council, and at informational presentations and workshops at a variety of venues. Additionally, the formal application for the project will be presented to the Simi Valley Planning Commission for a recommendation to the City Council and to the City Council for approval at public hearings. As with all parks in the City of Simi Valley, the project is being reviewed through the Conditional Use Permit process to ensure that the proposed improvements, including playgrounds, trailheads and lighting will be sensitive to, and compatible with, surrounding land uses.

*Policy VI-1.13: The City shall encourage and pursue the development of an interconnecting and safe system of paths and trails for pedestrians, joggers, bicyclists and equestrians.*

A primary component of the Arroyo Simi Greenway will be the improvement of the existing bike/walkway along the Ventura County Watershed Protection District's rights-of-way along the top of the Arroyo. Currently, the bike/walkway does not extend in paved sections along the entire length of the Arroyo. Once constructed per the Greenway Specific Plan, the Watershed District's rights-of-way will be fully paved along the entire length of the Greenway project area (approximately 12 miles in length) on the north and/or south sides of the Arroyo. Standards are provided throughout the Greenway Specific Plan document for the development of trails and adjacent amenities. For example, Specific Plan Section 2.5, "Trails Program," provides development standards for pavement surfaces and lane designs for different uses (pedestrians vs. bicyclists), Section 2.12, "Greenway Signage Program" provides standards for directional signage and mile markers, Section 2.7, "Lighting Program" provides trail lighting standards, and Section 2.14, "Site Furnishings Program" provides standards for bike racks, bollards, enhanced paving and structures such as restrooms. New bridges will be installed at strategic locations across the



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Arroyo Simi to connect the trail to the north and south sides of the Arroyo. Standards for these bridges are provided in Section 2.6 of the Specific Plan. Further, the Greenway will also connect to nearby schools and parks, and to other trail systems, such as the trail that leads from Tierra Rejada park to Mt. McCoy and beyond, and the equestrian trail that leads from the equestrian center near Sequoia Avenue into the hills to the south of the City, per Section 1.3.b of the Specific Plan.

#### Circulation Element

*Policy VII-1.2: To ensure the smooth and safe flow of vehicles and bicycles, access points onto arterial roadways should be safe and limited in number and location.*

Section 2.16 of the Arroyo Greenway Specific Plan provides development standards for under crossings below bridges where acceptable clearance heights under the bridges can be accommodated, to minimize points where the Greenway will intersect with roadways. However, where such intersections are necessary, to ensure safety, crosswalks that have a design that is unique to the Greenway, signage and/or synchronized traffic signals are proposed, per Specific Plan Section 2.3, to ensure the smooth and safe flow of vehicles and bicycles.

*Policy VI-1.21: The City shall encourage the provision of off-street bicycle paths. Bicycle racks and storage facilities should be encouraged at public buildings, commercial buildings and industrial building sites with a large work force.*

*Policy VII-2.6: Traffic system management measures such as high-occupancy company-sponsored vehicles, ride-sharing programs, development features to encourage bicycle use, or utilizing the labor force close to the workplace should be developed to reduce vehicle-miles traveled.*

A primary component of the Arroyo Simi Greenway Specific Plan, per Section 1.1, "Project Description," will be to fully improve the off-street bikeway located along the top of the Arroyo Simi's banks for the entire 12-mile length of the Greenway project area. Section 2 of the Greenway Specific Plan also provides development standards for dedicated connections to nearby parks, schools, residential neighborhoods and commercial and industrial areas, to encourage students, residents, employees, etc. to use the Greenway as their means of travel, rather than personal vehicles.

#### Safety Element

*Policy VIII-3.5: Drainage channels that do not create an unacceptable flood risk or public safety hazard should be retained in their natural state. Required flood improvements, where feasible, shall incorporate aesthetic design treatments.*



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Section 2.10 of the Arroyo Simi Greenway Specific Plan provides standards for landscape plans that maintain and enhance the native landscaping found along the Arroyo Simi. Section 2.16.a also mandates that “all planting along the Arroyo Simi Greenway shall minimize operations and maintenance impacts and preserve unobstructed access to VCWPD facilities.” Where enhanced flood improvements are deemed necessary (i.e., at bridge under crossings), enhanced pavement, public art, riprap, etc. will be used, to provide aesthetic design treatments that are unique to the Arroyo Simi Greenway, per Specific Plan Section 2.15.a.

*Policy VIII-8.5.1: The arrangement of buildings, access, outdoor lighting and landscaping should facilitate police protection and ensure resident security. Doors, windows and hardware shall meet minimum burglar-resistant standards.*

Greenway Specific Plan Section 2.14.e requires that “Restrooms shall be safely lit per City standards and have entries oriented towards the trail or main path of travel.” Specific Plan Section 2.10.2, “Landscape Standards” provides several requirements, such as plant heights, massing and location to ensure that “plants must not obscure safe sight lines or pose obstructions which limit the visibility of trail users or patrolling vehicles.” The improvements provided in Sections 2.5 and 2.13 of the Specific Plan to the bike/walkway along the top of the Arroyo channel, such as paving, replacement of wood chicanes with movable bollards and Rhino gates, etc. will improve access for emergency vehicles. Further, the enhancements to the Greenway project area will encourage more users along the Greenway, thus by its nature providing more surveillance and fewer opportunities for crime to occur.

#### Community Services Element

*Policy IX-1.1: The City shall promote public participation to encourage public involvement regarding levels of public services, which the community desires.*

In 2007, with guidance by the Arroyo Simi Committee, and with public input from workshops and public meetings, the Arroyo Simi Greenway Visioning Study was completed. Using the Visioning Study as a base, the Arroyo Simi Greenway Specific Plan provides development standards to implement the design concepts of the Visioning Study. Arroyo Simi Committee meetings that were open to the public and a public workshop were held for the Specific Plan, the project was presented to all four Neighborhood Councils and displayed at the Simi Valley Library, and the formal application for the project will be presented to the Simi Valley Planning Commission for a recommendation to the City Council and to the City Council for approval at public hearings.

*Policy IX-1.4: The City shall continue to pursue grants, matching funds and other available financing mechanisms to provide community services at desirable levels without the imposition of a City general fund property tax.*

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The Arroyo Simi Greenway Specific Plan includes an Implementation Program (Section 4.2) and a Stewardship Program (Section 4.3). The purpose of these programs is to explore funding sources other than the City's General Fund for the construction of the Greenway's components and for the long-term maintenance of the Greenway. The park facility improvements within the Greenway project area will be maintained by the Rancho Simi Recreation and Park District, the City's partner in the Greenway project (per Specific Plan Section 4.4.a). However, the Greenway will not only function as a park, but it will also serve as an alternative transportation mode (pedestrian, bicycle, equestrian), and will incorporate sustainable construction and landscaping methods, public art, etc. Therefore, Specific Plan Sections 4.2 and 4.3 explore funding mechanisms related to the development and maintenance of these items, including developer impact fees and sponsorship programs.

2. (CUP Finding) The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Development Code.

Since the Greenway project area traverses nearly the entire City of Simi Valley (for a distance of approximately 12 miles), the project area is located within several zones. These include: Open Space (OS) [portions of which are in the Animal-Keeping (A) Overlay District]; Residential Estate (RE) [portions of which are in the (A) Overlay District]; Residential Low-, Medium-, High-, and Very High-Density (RE), (RM), (RH), and (RVH) [portions in the RH zone also have a conditional zoning (CZ) classification, requiring a maximum density of 15 units per acre]; Commercial Planned Development (CPD) [portions of which are also located within the Los Angeles Avenue Planning Area (LAAPD) Overlay District]; Commercial Office (CO); Light Industrial (LI); and General Industrial (GI).

The properties located within the Greenway project area are open space or vacant, undeveloped parcels, with the exception of portions of two single-family residential lots along Patricia Street. Per Simi Valley Municipal Code Sections 9-24.030 and 9-26.030, parks and outdoor recreation facilities are currently allowed in all of the zones mentioned above, except the Commercial Office zone, with a Conditional Use Permit.

The project will amend the City's Zoning Maps to establish a Specific Plan (SP) Overlay zoning district for the entire Greenway project area. The Specific Plan includes standards to allow park facilities on all of the properties located within the Greenway Specific Plan Overlay, subject to a Conditional Use Permit. The Specific Plan also establishes development standards for park facilities that are unique to the Greenway, including standards for playgrounds, restrooms, picnic facilities, lighting, signage, fencing and infrastructure (including street crossings, new bridges and under crossings at existing bridges). To ensure that the standards are adhered to, conceptual designs that visually depict the development standards are incorporated into the Specific Plan. However, where these standards are in conflict with standard traffic engineering safety designs, the standard traffic safety designs shall be adhered to.

The Arroyo Simi Greenway Specific Plan augments certain development regulations and standards of the Simi Valley Municipal Code. However, those regulations and standards, which are not covered within this Specific Plan, would default to the City's Development Code and Design Guidelines.

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3. (CUP Finding) The project is consistent with the Landscape Design Guidelines (LDG) and Citywide Design Guidelines (CDG) in that the following applicable Guidelines will be met:

LDG Planting Design Goal A – Plant Materials (page 2), which states: *“Plant materials should reflect the approved architectural theme while giving careful attention to the ‘blending’ or transitioning of the proposed landscape with the surrounding landscape.”* Section 2.14.e of the Greenway Specific Plan requires Craftsman architecture for Greenway structures, such as restroom facilities and picnic shelters, which is found throughout Southern California, and per Section 2.10 of the Specific Plan, the proposed landscaping palette will be primarily native, drought-tolerant plants, which will compliment the Craftsman architecture and will serve to tie the entire Greenway project area together. Further, as noted in Specific Plan Section 2.10, a primary component of the Greenway is to beautify and enhance the existing Arroyo Simi right-of-way, which will include enhancing the natural habitat and riparian areas along the Arroyo, as well as blending additional plantings into the adjacent parks adjacent to the Greenway, consistent with this Guideline.

CDG E.5.a (p 2-29), which states: *“Traditional materials used in various styles of architecture are simple and straightforward; plaster, clay tile, masonry, metal, wrought iron, and wood. Stucco does not have to be the predominant material used to cover the walls of the buildings. The stucco if utilized, should be smooth with a gentle hand-applied texture with smooth, rounded corners (bullnose).”* Two primary types of structures are proposed within the Greenway: restrooms and shade structures. Per the Specific Plan standards, these will have a Craftsman design, which will predominately feature wood siding and trim and stone accents, finished in natural colors, such as tan, brown, grey and green. Other structures, such as walls, sign kiosks and light standards will also incorporate the Craftsman theme with stone veneer, wood trim and natural colors, consistent with this Guideline.

4. (CUP Finding) The design, location, operating characteristics, and size of the proposed use is compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale and view protection. The subject CUP is for expansion of existing and creation of new parks along the Arroyo Simi Greenway. The park areas will be located immediately adjacent to existing parks, or to the Greenway, which is also a recreational element. As noted in finding 3, above, the park expansions will be designed to blend in with existing improvements, while the new parks will provide additional landscaping and recreational amenities to their immediate surroundings. For example, the new Community Center Park is bordered by the Arroyo Simi, Tapo Channel and single-family residences, and will consist of landscaping, trails, picnic tables, a workout area and a landscape buffer between the park and the residence to the east. In all of the parks, new structures will be small and low in scale (i.e., restrooms and picnic shelters) and will have a Craftsman design, while landscaping will be strategically placed to buffer adjacent non-park land uses, screen unsightly views, blend in with adjacent landscaping, and protect scenic views. Therefore, the park improvements will be compatible with the surrounding land uses in terms of aesthetics, character, scale and view protection.



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5. (CUP Finding) That the proper standards and conditions have been imposed, which protect the public health, safety, and welfare. Specific Plan Section 2.7, "Lighting Program," contains development standards, which will be applied to the CUP, regarding the provision of lighting that will illuminate heavily used areas while ensuring that adjacent properties are protected from light and glare. Further, Specific Plan Section 2.8.a requires: "Parks shall provide buffered boundaries with fencing and planting between adjacent residential areas to provide privacy." Additionally all structures, sidewalks and parking lot surfaces will be required to be maintained for safe access per Condition A-10.
6. (Zone Change Finding) The City has considered the effect of their action upon the housing needs of the region and have balanced these needs against the public service needs of its residents and available fiscal and environmental resources, in that the subject Zone Change does not affect the underlying zoning designations of the properties within the project area, but rather, adds a "Specific Plan" (SP) Overlay to these properties, to allow for the development of Greenway improvements per SP-S-28. In addition, the project does not propose to add or remove any housing units for the City's inventory. However, the project will result in additional recreational amenities to serve the City's residents. Therefore, the project will not affect the regional housing needs, and will provide additional public services.

## **ENVIRONMENTAL REVIEW AND CEQA REQUIREMENTS**

A revised Initial Study was prepared for the project in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines. Revisions were made to the document in response to comments received during the original review period from December 6, 2009, through January 5, 2010. Based on the conclusions in the revised Initial Study, it was determined that the project could contribute to significant effects on climate change, biological and cultural resources, and water quality. Consequently, the applicant amended the project to include the following mitigation measures that would reduce the potentially significant environmental impacts to an insignificant level.

1. RSRPD must operate and maintain properly all construction equipment, and this equipment must be fitted with factory-issued silencing or muffling features.
2. RSRPD must use reformulated diesel fuel that is 0.05 weight percent sulfur or less for all diesel-fueled engines.
3. RSRPD must turn off all diesel-powered equipment when not in use for more than 30 minutes; gasoline-powered equipment must be turned off when not in use for more than five minutes.
4. City and RSRPD must conduct a survey for sensitive and listed plant and animal species and sensitive habitats that may directly or indirectly be affected by the project, and shall be performed by a qualified biologist, in consultation with the CDFG, ACOE, VCWPD, and the U.S. Fish and Wildlife Service (USFWS), prior to any new construction within areas subject to the jurisdiction of the California Department of Fish and Game (CDFG), the Army Corps of Engineers (ACOE),



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and the Ventura County Watershed Protection District (VCWPD). The biologist shall utilize the CDFG's Natural Diversity Data Base, and shall contact the CDFG for information on other species of concern that may occur in the project areas. Species-specific surveys will be conducted at the appropriate time of year and time of day when the sensitive or listed species are active or otherwise identifiable. Pre-construction surveys will include a complete assessment of sensitive and listed fish, wildlife, reptile and amphibian species, as well as a thorough assessment of rare plants and rare natural communities, using the CDFG's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.

5. City and RSRPD must consult with USFWS in accordance with Sections 7, 9 and 10 of the Endangered Species Act of 1973 if federally listed animal or plant species occur at or adjacent to the project site, and the project is to be funded, authorized, or carried out by a federal agency. If no federal nexus exists, then an application for an incidental take permit and a Habitat Conservation Plan (HCP) that describes how the impacts of the proposed taking of federally listed species would be minimized and mitigated, will be submitted by Applicant to the USFWS.
6. City and RSRPD must mitigate permanent impacts to the biological resources in the California Department of Fish and Game (CDFG) and Army Corps of Engineers (ACOE) jurisdictional areas at a minimum 3:1 ratio, and temporary impacts will be mitigated at a 1:1 ratio. Applicant must mitigate potential impacts to vegetation within the shaded areas produced by proposed bridges at a 1:1 ratio. The final size of the areas to be permanently and temporarily impacted will be identified and any required CDFG (1600) Agreements and ACOE (401 and 402) Permits will be obtained prior to issuance of a grading permit. Mitigation will consist of a combination of creation and enhancement of habitat area within a park adjacent to the Arroyo Simi channel or along the Arroyo Simi, which may include removal of non-native vegetation within the riparian zones of the Arroyo Simi and restoration with native riparian plantings, or as required and approved by CDFG, ACOE, and the Ventura County Watershed Protection District (VCWPD). Any mitigation planting along the banks of or adjacent to the Arroyo Simi channel or tributaries controlled by the VCWPD shall be approved by the VCWPD. Plantings may not be located in areas with insufficient 100-year flood capacity within the Arroyo Simi channel and tributaries controlled by the VCWPD, unless otherwise approved by the VCWPD. Habitat restoration and enhancement areas shall be designed in consultation with the Ventura County Environmental Health Division to ensure that the design and maintenance of these areas do not create mosquito-breeding sources.
7. City and RSRPD must schedule proposed project activities within designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park), including disturbances to vegetation, to avoid the February 1 to August 15 nesting season of birds protected by the Migratory Bird Treaty Act to the extent possible. If this is not possible, no more than seven days prior to the commencement of any clearing or grading activity scheduled between February 1 and August 15, a field survey will be conducted by an ornithologist with at least two years of experience carrying out field surveys for breeding and nesting birds in Southern California. This pre-construction survey will determine if birds are breeding and/or nesting in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. If ground disturbance activities are delayed for more than 14 days past the

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date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than seven days will elapse between the survey and the ground disturbance activity. If active nests are found, Applicant shall erect a fence barrier around the nest site, at a minimum distance of 300 feet from raptor nests, 100 feet from special status songbird nests and 50 feet from common songbird nests (this distance may vary based on the bird species, site topography and construction activity, as determined by the ornithologist). No construction or clearing activities shall be permitted within the fence barrier around the nest zone until the birds are fledged and are no longer dependent on the nest tree or shrub, as determined by the ornithologist. The ornithologist will monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest. The contract with the ornithologist, and the ornithologist's qualifications, must be submitted by Applicant to the Deputy Director/City Planner for review and approval prior to issuance of grading permit.

8. City and RSRPD must use a qualified biologist to conduct a pre-construction survey for woodrat nests and badger dens no more than one week prior to construction in the designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park). Applicant must flag these structures for avoidance during construction and operation of temporary access roads, which will be aligned to maintain a minimum 20-foot buffer between these structures. All living willow trees to be removed to provide construction site access will be surveyed by a qualified biologist for bat roosts (holes) prior to removal. Trees containing potential bat roost holes will be flagged for avoidance. Applicant will not remove snags (dead, standing trees) unless required for adequate site access. Applicant must notify the California Department of Fish and Game if roost trees must be removed.
9. RSRPD must replace trees over three inches in diameter at breast height (DBH) or plants affected by the project as follows: California Black Walnuts and Western Sycamores damaged/removed shall be replaced in kind at a 10:1 ratio; Elderberry, Cottonwood and Willows damaged/removed shall be replaced at a 5:1 ratio; Oaks greater than 36 inches DBH to be removed shall be replanted at a 20:1 ratio; plants less than five inches DBH to be removed shall be replaced at a 3:1 ratio; plants from 5 to 12 inches DBH to be removed shall be replaced at a 5:1 ratio; trees from 12 to 24 inches DBH to be removed shall be replaced at a 10:1 ratio; trees from 24 to 36 inches DBH to be removed shall be replaced at a 15:1 ratio; damaged trees less than 12 inches DBH shall be replaced at a 2:1 ratio; and damaged trees greater than 12 inches shall be replaced at a 5:1 ratio. Replacement trees shall not be planted within the Arroyo channel or tributaries controlled by the VCWPD unless approved by VCWPD.
10. City and RSRPD must employ habitat restoration and enhancement planting that conforms to the Ventura County "Guide to Native and Invasive Streamside Plants," and shall include only native species forming each of the ground, shrub and tree layers as described in that Guide, or as required and approved by the CDFG and VCWPD.

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11. RSRPD must exclude invasive and high water use species for all new project landscaping.
12. City and RSRPD must, prior to the start of construction within the two designated naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park), provide a qualified biologist to conduct a pre-construction meeting with all equipment operators and their supervisors in the field to describe special-status species and habitat protections and the mitigation measures and monitoring procedures that will be in force during construction. The biologist will conduct periodic, on-site "tailgate" meetings with the construction personnel and foreman once a week for the duration of work activities.
13. City and RSRPD must use a qualified biologist who will monitor all work activities within the two naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park) for the duration of the project. The biologist will have the authority to temporarily halt work if special-status species are threatened, until such conflicts can be effectively resolved.
14. RSRPD must clearly delineated site access routes prior to construction. The minimum area required to complete the work will be defined and marked with orange construction fencing prior to the start of construction in order to confine temporary ground disturbance.
15. RSRPD must employ all applicable Best Management Practices (BMPs) for the duration of construction in order to limit disturbance to the minimum necessary to complete the job and to confine disturbance to the work areas.
16. RSRPD must conduct all construction work during daytime hours (between 0700 hrs and 1700 hrs). No night work will be allowed.
17. RSRPD must return the work area to pre-project conditions upon completion of construction. This may involve limited grading or re-contouring to restore former surface elevations, etc. All grading restoration will be monitored by a qualified biologist.
18. RSRPD must restore native vegetation disturbed by construction activities as soon as completed.
19. RSRPD must not direct lighting toward the Arroyo Simi habitat areas. Applicant must equip all lighting with recessed lenses and full cut off shields, and mounted to face away from all natural areas, to limit illumination at the edge of the paved areas to 0.1 foot-candles.
20. RSRPD must install lids on all trash receptacles along the Arroyo Simi and must empty the trash receptacles on a frequent basis to reduce the opportunity for non-native rat/mice and invasive bird species populations to expand due to an increase in human food remains and perching locations associated with the project. The



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design of trash receptacles to be placed along the Arroyo Simi Greenway shall be approved by a qualified biologist to ensure the design is sufficient to prevent attracting scavengers.

21. City and RSRPD must locate bridges to minimize impacts to biologically significant locations and avoid native vegetation, and bridges will be placed in areas that have already been altered whenever possible.
22. City and RSRPD must not install fencing or other physical barrier along the proposed paved pedestrian trail located on the Arroyo Simi Greenway west of the City's Wastewater Treatment Plant.
23. City and RSRPD must use an archeologist to walk any previously ungraded areas west of Madera Road that will be subject to grading prior to the issuance of a grading permit. In addition, all grading that would affect previously ungraded areas west of Madera Road shall be monitored by an archaeologist and a Chumash representative. If cultural resources are identified during the initial archaeological survey, Applicant will comply with procedures required by State CEQA Guidelines Section 15064.5, and Public Resources Code Sections 21083.2 and 21084.1. If cultural resources are identified during grading, earthmoving will be temporarily diverted around the cultural deposits until the deposits have been evaluated, recorded, excavated and/or recovered as determined by the archaeologist and as required by Section 21082 of the Public Resources Code. Any resources recovered will be deposited at the proper institution, such as the Simi Valley Historical Society or California State Fullerton Archaeological Research Center.
24. RSRPD must require that construction activities within 50 feet from the top of bank of the Arroyo Simi are limited to the dry period of the year (May 1 through October 1) or when there is no actively flowing water on the project site and no measurable rain is forecast within 72 hours. Applicant must place a note on the grading and construction plans stating: "If measurable rain is predicted within 72 hours during construction, all activities within 50 feet of the top bank of the Arroyo Simi and at the culvert extensions must cease and protective measures to prevent siltation/erosion must be implemented/maintained."
25. RDRPD must use silt curtains and other sediment catchment devices during construction, tree planting, and bank revegetation procedures along and within 200' of the Arroyo Simi. All erosion control measures must be maintained regularly until disturbed soils are stabilized. Following construction and stabilization, erosion control measures must be removed by Applicant along with accumulated sediment. This sediment must be deposited and stabilized in a location where it is unlikely to re-enter the aquatic habitat in the Arroyo Simi.
26. RSRPD must properly operate, inspect and maintain all vehicles operated on the project site during construction to avoid leaks of hydraulic fluids, oils, coolants, and fuels. Applicant must note this procedure on all improvement plans.



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27. RSRPD must require that refueling and light maintenance of construction vehicles must occur at least 200 feet from top of banks of the Arroyo Simi. Applicant must note this procedure on all improvement plans.
28. RSRPD must position concrete wash out sites at least 200 feet from the tops of the banks of the Arroyo Simi. Applicant must note this procedure on all improvement plans.

Based on compliance with City ordinances, the mitigation measures and the proposed design of the project, there would be no potential for a significant effect on the environment. Therefore, in accordance with Sections 15070 and 15072 of the CEQA Guidelines, a revised Mitigated Negative Declaration was prepared for the project and advertised for a 30-day public review period from November 22, 2010 to December 21, 2010. A Mitigation Monitoring Plan was prepared for the project and is attached to this report. The mitigation measures have also been included as conditions of approval. During the review period, several others were received on the revised Mitigated Negative Declaration and they are included in Alternative No. 2 (page 108) with staff's responses.

It is hereby found that there is no substantial evidence that the project would have a significant effect on the environment. In that the Initial Study and Mitigated Negative Declaration were prepared by the City, it is hereby found that the documents reflect the independent judgment and analysis of the City.

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## MITIGATION MONITORING PLAN

### SP-S-28/Z-S-677/CUP-S-723

The project Environmental Planner shall ensure that the following mitigation measures are implemented **prior to issuance of a grading permit and monitored through the grading process**. Each item shall be initialed by the Environmental Planner when completed.

1. All construction equipment will be required to be operated and maintained properly and to be fitted with factory-issued silencing or muffling features.

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Initial when completed

2. All diesel-fueled engines will be required to use reformulated diesel fuel that is 0.05 weight percent sulfur or less.

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Initial when completed

3. All diesel-powered equipment will be required to be turned off when not in use for more than 30 minutes; gasoline-powered equipment must be turned off when not in use for more than five minutes.

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Initial when completed

4. Prior to any new construction within areas subject to the jurisdiction of the California Department of Fish and Game (CDFG), the Army Corps of Engineers (ACOE) and the Ventura County Watershed Protection District (VCWPD), surveys for sensitive and listed plant and animal species and sensitive habitats that may directly or indirectly be affected by the project shall be conducted by a qualified biologist, in consultation with the CDFG, ACOE, VCWPD and the U.S. Fish and Wildlife Service (USFWS). The biologist shall utilize the CDFG's Natural Diversity Data Base, and shall contact the CDFG for information on other species of concern that may occur in the project areas. Species-specific surveys will be conducted at the appropriate time of year and time of day when the sensitive or listed species are active or otherwise identifiable. Pre-construction surveys will include a complete assessment of sensitive and listed fish, wildlife, reptile and amphibian species, as well as a thorough assessment of rare plants and rare natural communities, using the CDFG's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.

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Initial when completed

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5. If federally listed animal or plant species occur at or adjacent to the project site, and the project is to be funded, authorized, or carried out by a federal agency, the USFWS will be consulted in accordance with Sections 7, 9, and 10 of the Endangered Species Act of 1973. If no federal nexus exists, then an application for an incidental take permit and a Habitat Conservation Plan (HCP) that describes how the impacts of the proposed taking of federally listed species would be minimized and mitigated, will be submitted to the USFWS.

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Initial when completed

6. Permanent impacts to the biological resources in the California Department of Fish and Game (CDFG) and Army Corps of Engineers (ACOE) jurisdictional areas will be mitigated at a minimum 3:1 ratio, and temporary impacts will be mitigated at a 1:1 ratio. Potential impacts to vegetation within the shaded areas produced by proposed bridges will be mitigated at a 1:1 ratio. The final size of the areas to be permanently and temporarily impacted will be identified and any required CDFG (1600) Agreements and ACOE (401 and 402) Permits will be obtained prior to issuance of a grading permit. Mitigation will consist of a combination of creation and enhancement of habitat area within a park adjacent to the Arroyo Simi channel or along the Arroyo Simi, which may include removal of non-native vegetation within the riparian zones of the Arroyo Simi and restoration with native riparian plantings, or as required and approved by CDFG, ACOE and the Ventura County Watershed Protection District (VCWPD). Any mitigation planting along the banks of or adjacent to the Arroyo Simi channel or tributaries controlled by the VCWPD shall be approved by the VCWPD. Plantings may not be located in areas with insufficient 100-year flood capacity within the Arroyo Simi channel and tributaries controlled by the VCWPD, unless otherwise approved by the VCWPD. Habitat restoration and enhancement areas shall be designed in consultation with the Ventura County Environmental Health Division to ensure that the design and maintenance of these areas do not create mosquito-breeding sources.

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Initial when completed

7. Proposed project activities within designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park), including disturbances to vegetation, will be scheduled to avoid the February 1 to August 15 nesting season of birds protected by the Migratory Bird Treaty Act to the extent possible. If this is not possible, no more than seven days prior to the commencement of any clearing or grading activity scheduled between February 1 and August 15, a field survey will be conducted by an ornithologist with at least two years of experience carrying out field surveys for breeding and nesting birds in Southern California. This pre-construction survey will determine if birds are breeding and/or nesting in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. If ground disturbance activities are delayed for more than 14 days past the date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than seven days will elapse between the survey and the ground disturbance activity. If active nests are found, a fence barrier shall be erected around the nest site, at a minimum distance of 300 feet from raptor nests, 100 feet from

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special status songbird nests, and 50 feet from common songbird nests (this distance may vary based on the bird species, site topography and construction activity, as determined by the ornithologist). No construction or clearing activities shall be permitted within the fence barrier around the nest zone until the birds are fledged and are no longer dependent on the nest tree or shrub, as determined by the ornithologist. The ornithologist will monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest. The contract with the ornithologist, and the ornithologist's qualifications, must be submitted to the Deputy Director/City Planner for review and approval prior to issuance of grading permit.

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8. A qualified biologist shall conduct a pre-construction survey for woodrat nests and badger dens no more than one week prior to construction in the designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park). These structures will be flagged for avoidance during construction and operation of temporary access roads, which will be aligned to maintain a minimum 20-foot buffer between these structures. All living willow trees to be removed to provide construction site access will be surveyed by a qualified biologist for bat roosts (holes) prior to removal. Trees containing potential bat roost holes will be flagged for avoidance. Snags (dead, standing trees) will not be removed unless required for adequate site access. The California Department of Fish and Game will be notified if roost trees must be removed.

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Initial when completed

9. Trees over three inches in diameter at breast height (DBH) or plants affected by the project shall be replaced as follows: California Black Walnuts and Western Sycamores damaged/removed shall be replaced in kind at a 10:1 ratio; Elderberry, Cottonwood and Willows damaged/removed shall be replaced at a 5:1 ratio; Oaks greater than 36 inches DBH to be removed shall be replanted at a 20:1 ratio; plants less than five inches DBH to be removed shall be replaced at a 3:1 ratio; plants from 5 to 12 inches DBH to be removed shall be replaced at a 5:1 ratio; trees from 12 to 24 inches DBH to be removed shall be replaced at a 10:1 ratio; trees from 24 to 36 inches DBH to be removed shall be replaced at a 15:1 ratio; damaged trees less than 12 inches DBH shall be replaced at a 2:1 ratio; and damaged trees greater than 12 inches shall be replaced at a 5:1 ratio. Replacement trees shall not be planted within the Arroyo channel or tributaries controlled by the VCWPD unless approved by VCWPD.

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Initial when completed

10. Habitat restoration and enhancement planting shall conform to the Ventura County "Guide to Native and Invasive Streamside Plants," and shall include only native species forming each of the ground, shrub and tree layers as described in that Guide, or as required and approved by the CDFG and VCWPD.

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Initial when completed



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11. All new project landscaping shall exclude invasive and high water use species.

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Initial when completed

12. Prior to the start of construction within the two designated naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park), a qualified biologist will conduct a pre-construction meeting with all equipment operators and their supervisors in the field to describe special-status species and habitat protections and the mitigation measures and monitoring procedures that will be in force during construction. The biologist will conduct periodic, on-site "tailgate" meetings with the construction personnel and foreman once a week for the duration of work activities.

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Initial when completed

13. A qualified biologist will monitor all work activities within the two naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park) for the duration of the project. The biologist will have the authority to temporarily halt work if special-status species are threatened, until such conflicts can be effectively resolved.

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Initial when completed

14. Site access routes will be clearly delineated prior to construction. The minimum area required to complete the work will be defined and marked with orange construction fencing prior to the start of construction in order to confine temporary ground disturbance.

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Initial when completed

15. All applicable Best Management Practices (BMPs) will be employed for the duration of construction in order to limit disturbance to the minimum necessary to complete the job and to confine disturbance to the work areas.

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Initial when completed

16. All construction work will be conducted during daytime hours (between 0700 hrs and 1700 hrs). No night work will be allowed.

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Initial when completed

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17. Upon completion of construction, the work area will be returned to pre-project conditions. This may involve limited grading or re-contouring to restore former surface elevations, etc. All grading restoration will be monitored by a qualified biologist.

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Initial when completed

18. Native vegetation disturbed by construction activities will be restored as soon as completed.

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Initial when completed

19. Lighting directed toward the Arroyo Simi habitat areas is prohibited. All lighting will be equipped with recessed lenses and full cut off shields, and mounted to face away from all natural areas, to limit illumination at the edge of the paved areas to 0.1 foot-candles.

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Initial when completed

20. To reduce the opportunity for non-native rat/mice and invasive bird species populations to expand due to an increase in human food remains and perching locations associated with the project, all trash receptacles along the Arroyo Simi shall contain lids and be emptied on a frequent basis. The design of trash receptacles to be placed along the Arroyo Simi Greenway shall be approved by a qualified biologist to ensure the design is sufficient to prevent attracting scavengers.

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Initial when completed

21. Bridges shall be located to minimize impacts to biologically significant locations and avoid native vegetation, and will be placed in areas that have already been altered whenever possible.

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Initial when completed

22. No fencing or other physical barrier shall be installed along the proposed paved pedestrian trail located on the Arroyo Simi Greenway west of the City's Wastewater Treatment Plant.

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Initial when completed

23. Any previously ungraded areas west of Madera Road that will be subject to grading shall be walked by an archaeologist prior to the issuance of a grading permit. In addition, all grading that would affect previously ungraded areas west of Madera Road shall be monitored by an archaeologist and a Chumash representative. If cultural resources are identified during the initial archaeological survey, the City of Simi Valley and the Rancho

## EXHIBIT C

Simi Recreation and Park District will comply with procedures required by State CEQA Guidelines Section 15064.5, and Public Resources Code Sections 21083.2 and 21084.1. If cultural resources are identified during grading, earthmoving will be temporarily diverted around the cultural deposits until the deposits have been evaluated, recorded, excavated and/or recovered as determined by the archaeologist and as required by Section 21082 of the Public Resources Code. Any resources recovered will be deposited at the proper institution, such as the Simi Valley Historical Society or California State Fullerton Archaeological Research Center.

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Initial when completed

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

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Initial when completed

25. Silt curtains and other sediment catchment devices must be used during construction, tree planting, and bank revegetation procedures along and within 200' of the Arroyo Simi. All erosion control measures must be maintained regularly until disturbed soils are stabilized. Following construction and stabilization, erosion control measures must be removed along with accumulated sediment. This sediment must be deposited and stabilized in a location where it is unlikely to re-enter the aquatic habitat in the Arroyo Simi.

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Initial when completed

26. All vehicles operated on the project site during construction must be properly operated, inspected, and maintained to avoid leaks of hydraulic fluids, oils, coolants and fuels. This procedure must be noted on all improvement plans.

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Initial when completed

27. Refueling and light maintenance of construction vehicles must occur at least 200 feet from top of banks of the Arroyo Simi. This procedure must be noted on all improvement plans.

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Initial when completed

28. Concrete wash out sites must be positioned at least 200 feet from the tops of the banks of the Arroyo Simi. This procedure must be noted on all improvement plans.

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Initial when completed

**DRAFT ARROYO SIMI GREENWAY SPECIFIC PLAN (SP-S-28)**  
**REVISIONS**

1. Revise end of second paragraph of Section 1.1a.1 (page 1.1-4) to read:  
The Specific Plan boundary also....will be required in later phases of the Greenway project.
2. Revise the first sentence of Section 1.1.b (page 1.1-6) to read:  
~~Upon completion of The Specific Plan, the document will provides plans for the...~~
3. Revise the third sentence on page 1.2-13 to read:  
 The park facility improvements within the Greenway project area will be maintained by the Rancho Simi Recreation and Park District, one of the City's partners in the ...
4. Revise the third bullet point of Section 1.1b.2 (page 1.2-14) to read:  
**Conditional Use Permit...**~~The CUP requires Planning Commission~~City Council approval ~~only (contingent upon concurrent with~~ approval of SP-S-0028 and Z-S-0677).
5. Revise the first sentence of the third paragraph of Section 2.10.2.b (page 2.10-10) to read:  
 All plant material and placement ~~shall be approved~~ are subject to review and approval by the VCWPD, Rancho Simi Recreation and Park District and City of Simi Valley.
6. Revise the fourth paragraph of Section 2.10.2 (page 2.10-10) to read:  
 The establishment and control ~~must be approved~~ is subject to review and approval by the VCWPD. Levee areas described in Section 2.16a.3 have special planting criteria, and appropriate species are indicated within an (\*).
7. Revise the last bullet of Section 2-12.13d.6 (page 2.12-13) to read:  
**Anti-Graffiti Coating:** All surfaces...shall receive at least two (2) coats...
8. Revise the last bullet of Section 2.13.1a5 (page 2.13-8) to read:  
 These standards shall not conflict with ~~those of Building Code~~ requirements pertaining to fences and walls, which serve as swimming pool barriers.
9. Revise Section 2.13a.5 (Property Fencing, page 2.13-9) to require "open" rather than "transparent" fencing.
10. Revise the fourth bullet of Section 2.14-12e.1 (page 2.14-12) to read:  
The exteriors of rRestrooms shall use natural materials...  
 Revise the last bullet of Section 2.14-12e.1 (page 2.14-12) to read:  
When feasible, rRestrooms shallshould retain finishes...
11. Revise the last bullet of Section 2.14e.2 (page 2.14-13) to read:  
As technology allows, cConsider waterless fixtures if feasible.
12. Revise the third sentence of the second paragraph of Section 4.2a (page 4.2-2) to read:  
The City of Simi Valley and the Park District will act as the project's responsible parties along with the Park District.
13. Revise the second sentence of Section 4.2a.1 (page 4.2-3) to read:  
All requirements of the Specific Plan and Simi Valley Municipal Code must be met prior to development of the site-project.





REVIEW PERIOD: November 22, 2010, through December 21, 2010

TO: All Interested Parties

FROM: Department of Environmental Services

SUBJECT: REQUEST FOR REVIEW OF THE REVISED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE ARROYO SIMI GREENWAY SPECIFIC PLAN SP-S-28, ZONE CHANGE Z-S-677 ESTABLISHING A SPECIFIC PLAN OVERLAY WITHIN THE GREENWAY PROJECT AREA, AND MASTER CONDITIONAL USE PERMIT CUP-S-723 FOR PARK IMPROVEMENTS, FOR THE PURPOSE OF CREATING A RECREATIONAL GREENWAY ALONG THE ARROYO SIMI

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The attached revised Mitigated Negative Declaration and Initial Study have been forwarded to you for possible comments relating to your specific area of interest. Revisions were made to the document in response to comments received during the original review period from December 6, 2009, through January 5, 2010. Comments should be directed to:

Monica Dionne  
City of Simi Valley  
2929 Tapo Canyon Road  
Simi Valley, California 93063-2100  
(805) 583-6342

Copies sent to:

City Council (5)  
City Manager  
City Attorney's Office  
Planning Commission (5)  
City Departments:  
    City Manager's Office  
        Assistant City Clerk  
    Environmental Services  
        Director  
        Deputy Director/City Planner  
        Case Planner, Tony Stewart  
        Environmental Planner, Monica Dionne  
        Recording Secretary  
        Counter Copy  
    Community Services  
        Neighborhood Council  
        Coordinator  
        Neighborhood Councils 1 - 4  
    Public Works Department  
        Engineering (3)  
        Utilities  
        Maintenance

County of Ventura  
Resource Mgmt. Agency (4)  
Public Library -- Simi Branch (2)  
Watershed Protection District  
Fire Protection District

Other Government Agencies  
State Clearinghouse (15)  
California Department of Fish and Game  
U.S. Army Corps of Engineers  
U.S. Fish and Wildlife Service  
Santa Monica Mountains Conservancy  
Rancho Simi Recreation & Park District

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

**REVIEW PERIOD:** November 22, 2010, through December 21, 2010

**APPLICANT:** City of Simi Valley

**CASE PLANNER:** Tony Stewart

**ADDRESS:** 2929 Tapo Canyon Road  
 Simi Valley, CA 93063

**ENVIRONMENTAL  
 PLANNER:** Monica Dionne

**PROJECT DESIGNATION:** SP-S-28 / CUP-S-723 / Z-S-677

**PROJECT DESCRIPTION:** The project proposal is for the development of an 11.96-mile long community greenway along the Arroyo Simi, consisting of park improvements, multi-purpose trails, enhanced landscaping, and pedestrian walkways and bridges.

**PROJECT LOCATION:** Arroyo Simi, several tributaries, and adjacent rights-of-way and other properties owned by the Ventura County Watershed Protection District, Rancho Simi Recreation & Park District, and City of Simi Valley.

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

1. All construction equipment will be required to be operated and maintained properly and to be fitted with factory-issued silencing or muffling features.
2. All diesel-fueled engines will be required to use reformulated diesel fuel that is 0.05 weight percent sulfur or less.
3. All diesel-powered equipment will be required to be turned off when not in use for more than 30 minutes; gasoline-powered equipment must be turned off when not in use for more than five minutes.
4. Prior to any new construction within areas subject to the jurisdiction of the California Department of Fish and Game (CDFG), the Army Corps of Engineers (ACOE), and the Ventura County Watershed Protection District (VCWPD), surveys for sensitive and listed plant and animal species and sensitive habitats that may directly or indirectly be affected by the project shall be conducted by a qualified biologist, in consultation with the CDFG, ACOE, VCWPD, and the U.S. Fish and Wildlife Service (USFWS). The biologist shall utilize the CDFG's Natural Diversity Data Base, and shall contact the CDFG for information on other species of concern

that may occur in the project areas. Species-specific surveys will be conducted at the appropriate time of year and time of day when the sensitive or listed species are active or otherwise identifiable. Pre-construction surveys will include a complete assessment of sensitive and listed fish, wildlife, reptile, and amphibian species, as well as a thorough assessment of rare plants and rare natural communities, using the CDFG's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.

5. If federally listed animal or plant species occur at or adjacent to the project site, and the project is to be funded, authorized, or carried out by a federal agency, the USFWS will be consulted in accordance with Sections 7, 9, and 10 of the Endangered Species Act of 1973. If no federal nexus exists, then an application for an incidental take permit and a Habitat Conservation Plan (HCP) that describes how the impacts of the proposed taking of federally listed species would be minimized and mitigated, will be submitted to the USFWS.
6. Permanent impacts to the biological resources in the California Department of Fish and Game (CDFG) and Army Corps of Engineers (ACOE) jurisdictional areas will be mitigated at a minimum 3:1 ratio, and temporary impacts will be mitigated at a 1:1 ratio. Potential impacts to vegetation within the shaded areas produced by proposed bridges will be mitigated at a 1:1 ratio. The final size of the areas to be permanently and temporarily impacted will be identified and any required CDFG (1600) Agreements and ACOE (401 and 402) Permits will be obtained prior to issuance of a grading permit. Mitigation will consist of a combination of creation and enhancement of habitat area within a park adjacent to the Arroyo Simi channel or along the Arroyo Simi, which may include removal of non-native vegetation within the riparian zones of the Arroyo Simi and restoration with native riparian plantings, or as required and approved by CDFG, ACOE, and the Ventura County Watershed Protection District (VCWPD). Any mitigation planting along the banks of or adjacent to the Arroyo Simi channel or tributaries controlled by the VCWPD shall be approved by the VCWPD. Plantings may not be located in areas with insufficient 100-year flood capacity within the Arroyo Simi channel and tributaries controlled by the VCWPD, unless otherwise approved by the VCWPD. Habitat restoration and enhancement areas shall be designed in consultation with the Ventura County Environmental Health Division to ensure that the design and maintenance of these areas do not create mosquito-breeding sources.
7. Proposed project activities within designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park), including disturbances to vegetation, will be scheduled to avoid the February 1 to August 15 nesting season of birds protected by the Migratory Bird Treaty Act to the extent possible. If this is not possible, no more than seven days prior to the commencement of any clearing or grading activity scheduled between February 1 and August 15, a field survey will be conducted by an ornithologist with at least two years of experience carrying out field surveys for breeding and nesting birds in Southern California. This pre-construction survey will determine if birds are breeding and/or nesting in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. If ground disturbance activities are delayed for more than 14 days past the date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than seven days will elapse between the survey and the ground disturbance activity. If active nests are found, a fence barrier shall be erected



around the nest site, at a minimum distance of 300 feet from raptor nests, 100 feet from special status songbird nests, and 50 feet from common songbird nests (this distance may vary based on the bird species, site topography and construction activity, as determined by the ornithologist). No construction or clearing activities shall be permitted within the fence barrier around the nest zone until the birds are fledged and are no longer dependent on the nest tree or shrub, as determined by the ornithologist. The ornithologist will monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest. The contract with the ornithologist, and the ornithologist's qualifications, must be submitted to the Deputy Director/City Planner for review and approval prior to issuance of grading permit.

8. A qualified biologist shall conduct a pre-construction survey for woodrat nests and badger dens no more than one week prior to construction in the designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park). These structures will be flagged for avoidance during construction and operation of temporary access roads, which will be aligned to maintain a minimum 20-foot buffer between these structures. All living willow trees to be removed to provide construction site access will be surveyed by a qualified biologist for bat roosts (holes) prior to removal. Trees containing potential bat roost holes will be flagged for avoidance. Snags (dead, standing trees) will not be removed unless required for adequate site access. The California Department of Fish and Game will be notified if roost trees must be removed.
9. Trees over three inches in diameter at breast height (DBH) or plants affected by the project shall be replaced as follows: California Black Walnuts and Western Sycamores damaged/removed shall be replaced in kind at a 10:1 ratio; Elderberry, Cottonwood, and Willows damaged/removed shall be replaced at a 5:1 ratio; Oaks greater than 36 inches DBH to be removed shall be replanted at a 20:1 ratio; plants less than five inches DBH to be removed shall be replaced at a 3:1 ratio; plants from 5 to 12 inches DBH to be removed shall be replaced at a 5:1 ratio; trees from 12 to 24 inches DBH to be removed shall be replaced at a 10:1 ratio; trees from 24 to 36 inches DBH to be removed shall be replaced at a 15:1 ratio; damaged trees less than 12 inches DBH shall be replaced at a 2:1 ratio; and damaged trees greater than 12 inches shall be replaced at a 5:1 ratio. Replacement trees shall not be planted within the Arroyo channel or tributaries controlled by the VCWPD unless approved by VCWPD.
10. Habitat restoration and enhancement planting shall conform to the Ventura County "Guide to Native and Invasive Streamside Plants," and shall include only native species forming each of the ground, shrub and tree layers as described in that Guide, or as required and approved by the CDFG and VCWPD.
11. All new project landscaping shall exclude invasive and high water use species.
12. Prior to the start of construction within the two designated naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park), a qualified biologist will conduct a pre-construction meeting with all equipment operators and their supervisors in the field to describe special-status species and habitat protections and the mitigation measures and monitoring procedures that will be in force during construction. The biologist will conduct periodic, on-site "tailgate" meetings with



- the construction personnel and foreman once a week for the duration of work activities.
13. A qualified biologist will monitor all work activities within the two naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park) for the duration of the project. The biologist will have the authority to temporarily halt work if special-status species are threatened, until such conflicts can be effectively resolved.
  14. Site access routes will be clearly delineated prior to construction. The minimum area required to complete the work will be defined and marked with orange construction fencing prior to the start of construction in order to confine temporary ground disturbance.
  15. All applicable Best Management Practices (BMPs) will be employed for the duration of construction in order to limit disturbance to the minimum necessary to complete the job and to confine disturbance to the work areas.
  16. All construction work will be conducted during daytime hours (between 0700 hrs and 1700 hrs). No night work will be allowed.
  17. Upon completion of construction, the work area will be returned to pre-project conditions. This may involve limited grading or re-contouring to restore former surface elevations, etc. All grading restoration will be monitored by a qualified biologist.
  18. Native vegetation disturbed by construction activities will be restored as soon as construction is completed.
  19. Lighting directed toward the Arroyo Simi habitat areas is prohibited. All lighting will be equipped with recessed lenses and full cut off shields, and mounted to face away from all natural areas, to limit illumination at the edge of the paved areas to 0.1 foot-candles.
  20. To reduce the opportunity for non-native rat/mice and invasive bird species populations to expand due to an increase in human food remains and perching locations associated with the project, all trash receptacles along the Arroyo Simi shall contain lids and be emptied on a frequent basis. The design of trash receptacles to be placed along the Arroyo Simi Greenway shall be approved by a qualified biologist to ensure the design is sufficient to prevent attracting scavengers.
  21. Bridges shall be located to minimize impacts to biologically significant locations and avoid native vegetation, and will be placed in areas that have already been altered whenever possible.
  22. No fencing or other physical barrier shall be installed along the proposed paved pedestrian trail located on the Arroyo Simi Greenway west of the City's Wastewater Treatment Plant.
  23. Any previously ungraded areas west of Madera Road that will be subject to grading shall be walked by an archaeologist prior to the issuance of a grading permit. In addition, all grading that would affect previously ungraded areas west of Madera Road shall be monitored by an archaeologist and a Chumash representative. If cultural resources are identified during the initial archaeological survey, the City of Simi Valley and the Rancho Simi Recreation and Park District will comply with procedures required by State CEQA Guidelines Section 15064.5, and Public

Resources Code Sections 21083.2 and 21084.1. If cultural resources are identified during grading, earthmoving will be temporarily diverted around the cultural deposits until the deposits have been evaluated, recorded, excavated and/or recovered as determined by the archaeologist and as required by Section 21082 of the Public Resources Code. Any resources recovered will be deposited at the proper institution, such as the Simi Valley Historical Society or California State Fullerton Archaeological Research Center.

24. Construction activities within 50 feet from the top of bank of the Arroyo Simi are limited to the dry period of the year (May 1 through October 1) or when there is no actively flowing water on the project site and no measurable rain is forecast within 72 hours. A note will be placed on the grading and construction plans: "If measurable rain is predicted within 72 hours during construction, all activities within 50 feet of the top bank of the Arroyo Simi and at the culvert extensions must cease and protective measures to prevent siltation/erosion must be implemented/maintained."
25. Silt curtains and other sediment catchment devices must be used during construction, tree planting, and bank revegetation procedures along and within 200' of the Arroyo Simi. All erosion control measures must be maintained regularly until disturbed soils are stabilized. Following construction and stabilization, erosion control measures must be removed along with accumulated sediment. This sediment must be deposited and stabilized in a location where it is unlikely to re-enter the aquatic habitat in the Arroyo Simi.
26. All vehicles operated on the project site during construction must be properly operated, inspected, and maintained to avoid leaks of hydraulic fluids, oils, coolants, and fuels. This procedure must be noted on all improvement plans.
27. Refueling and light maintenance of construction vehicles must occur at least 200 feet from top of banks of the Arroyo Simi. This procedure must be noted on all improvement plans.
28. Concrete wash out sites must be positioned at least 200 feet from the tops of the banks of the Arroyo Simi. This procedure must be noted on all improvement plans.

**RESPONSIBLE AGENCIES:**

Army Corps of Engineers  
Ventura County Watershed Protection District  
Regional Water Quality Control Board

**TRUSTEE AGENCIES:**

California Department of Fish and Game  
U.S. Fish and Wildlife Service

  
Lauren Funaiole, Senior Planner

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

1. Project Title: Arroyo Simi Greenway Specific Plan SP-S-28, Conditional Use Permit CUP-S-723, and Zone Change Z-S-677
2. Lead Agency Name and Address: City of Simi Valley, 2929 Tapo Canyon Road, CA 93063
3. Contact Person and Phone Number: Monica Dionne (805) 583-6342
4. Project Locations: Arroyo Simi, several tributaries, and adjacent rights-of-way and other properties owned by Ventura County Watershed Protection District, Rancho Simi Recreation & Park District, or City of Simi Valley
5. Project Sponsor's Name and Address: City of Simi Valley, 2929 Tapo Canyon Road, CA 93063
6. General Plan Designation: Open Space; Low-, Medium-, High- and Very High-Density Residential; Mobile Home; Public Services Center; Elementary School; Community Park; Community Park with Community Activity Facility Overlay; Neighborhood Park; Cemetery; Brandeis-Bardin Institute; Office Commercial; District Commercial; and Light Industrial.
7. Zoning: Open Space (OS) and Residential Estate (RE) [portions of which are in the Animal-Keeper (A) Overlay District]; Residential Low-, Medium-, High-, and Very High-Density (RL, RM, RH, and RVH) [portions in the RH zone have a conditional zoning (CZ) classification, requiring a maximum density of 15 units per acre]; Commercial Planned Development (CPD) [portions of which are also located within the Los Angeles Avenue Planning Area (LAPO) Overlay District]; Commercial Office (CO); Light Industrial (LI); and General Industrial (GI).
8. Description of Project:

The proposal is for a Specific Plan, master Conditional Use Permit, and Zone Change for the development of an 11.96-mile greenway along the Arroyo Simi and along portions of its tributaries, consisting of park improvements, multi-purpose trails, enhanced landscaping, habitat restoration, and pedestrian walkways and bridges. The Arroyo Simi Greenway Specific Plan (Specific Plan) establishes development standards for these improvements; the master Conditional Use Permit implements construction of improvements per the design standards set forth in the Specific Plan; and the Zone Change will create a "SP" (Specific Plan) Overlay designation for properties located within the project area. Development of the Greenway is a multi-phase, multi-year project that has been divided into sections for development. The Specific Plan is representational of how the Greenway is most likely to be developed, with the implementation occurring as funding is secured, rather than according to a set phasing schedule, throughout the next 15-20 years. Development of the Greenway consists of improvements to the recreational opportunities currently provided by the Arroyo Simi, primarily located within an established public right-of-way along the top of banks of the Arroyo Simi channel and its tributaries that is owned by the Ventura County Watershed Protection District (VCWPD), City of Simi Valley, or the Rancho Simi Recreation & Park District (Park District). These improvements will include paving the VCWPD rights-of-way to provide multi-

use (pedestrian/bicycle/equestrian) trails, installing overlooks, rest stops, trail heads, and pedestrian bridges over the Arroyo Simi, constructing under crossings or improving at-grade street crossings, expanding or creating parks, creating connections to adjacent residential areas, businesses, and nearby schools, and installing new gateways, signs, landscaping, and lighting along the Greenway. The majority of these improvements will occur on VCWPD property along the top of the Arroyo Simi channel, or on property located outside the right-of-way, on land generally owned by the City or the Park District. All improvements proposed within the Arroyo Simi channel and its tributaries would be subject to VCWPD review and approval and would have to allow the 100-year flood level to be maintained. This will also include locating Greenway improvements, such as landscaping used as project mitigation, furnishings and amenities, out of the 100-year floodplain unless otherwise approved by the VCWPD.

9. Surrounding Land Uses and Setting:

The Specific Plan project boundaries encompass the Arroyo Simi within established public rights-of-way (with the exception of a few privately-owned parcels which have the potential for acquisition), extending from the western City limits to Corriganville Park near the eastern City boundary. Surrounding land uses include residential, open space, industrial, and commercial. Much of the Arroyo Simi has been channelized, while a few areas remain in a natural state. The Greenway itself will be located along the top of banks of the Arroyo Simi on primarily flat level ground. In addition, there are several undeveloped pieces of land adjacent to the Arroyo Simi that are proposed to contain park improvements, overlooks, parking areas, and recreational facilities. The most significant of these improvements are shown on Exhibits 1-4, attached to the Initial Study.

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

US Army Corps of Engineers  
California Department of Fish & Game  
Ventura County Watershed Protection District  
Regional Water Quality Control Board

11. Date Deemed Complete/Ready to Process: November 4, 2009

12. A site inspection was performed on:

Date: August 26, 2009

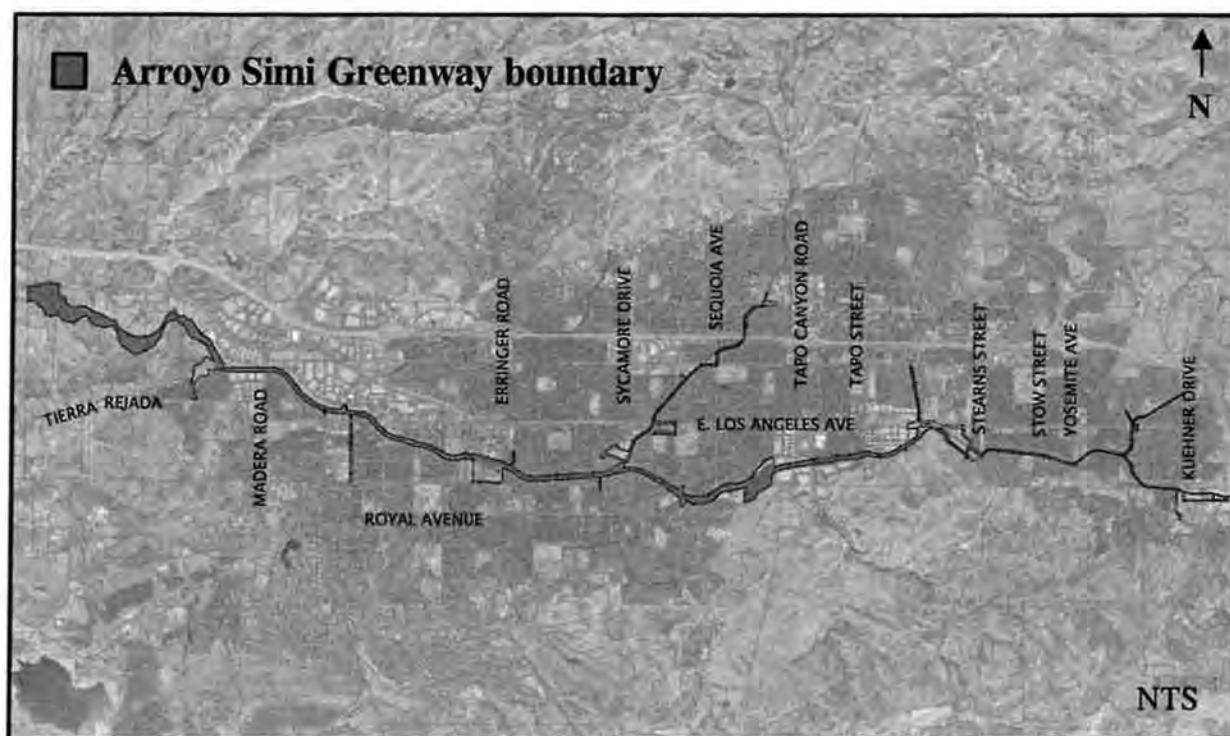
By: Assistant Planner, Monica Dionne

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

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



## 14. Location Map



## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Indicate either "Yes" or "No" in terms of which factors listed below would involve one or more "Potentially Significant Impact(s)":

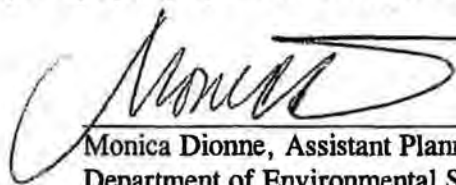
<u>No</u>	Aesthetics	<u>No</u>	Mineral Resources
<u>No</u>	Air Quality	<u>No</u>	Noise
<u>No</u>	Biological Resources	<u>No</u>	Population/Housing
<u>No</u>	Cultural Resources	<u>No</u>	Public Services
<u>No</u>	Geology/Soils	<u>No</u>	Recreation
<u>No</u>	Hazards & Hazardous Materials	<u>No</u>	Transportation/Traffic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

## DETERMINATION:

On the basis of this initial evaluation:


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

11/16/10  
Date

  
Monica Dionne, Assistant Planner  
Department of Environmental Services

Approved:

11/16/10  
Date

  
Lauren Funaiolo, Senior Planner for Peter Lyons, Director  
Department of Environmental Services

## Issues and Supporting Sources:

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

### I. AESTHETICS. Would the project:

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

The environmental planner conducted a site visit to evaluate the project impact on the site, surrounding land uses, scenic vistas, scenic resources, and the existing visual character. Much of the Arroyo Simi has been channelized in concrete or contained with riprap, while other portions remain in a natural state. There is already an existing trail along the top of most of the Arroyo Simi's length. Several undeveloped pieces of land adjacent to the Arroyo are planned to contain improvements such as overlooks, parking areas, and recreational facilities. The development of those areas will not substantially obstruct the view from adjacent properties, as the improvements will remain at the same grade and generally consist of low-lying equipment, such as bike racks, picnic tables, benches, low fencing, interpretive exhibits, and enhanced landscaping. The few structures being proposed, including restroom buildings and shade structures, are single-story, and will not be placed where they can obstruct the view of surrounding vistas. Based on a site visit by the environmental planner, there are no rock outcroppings on the project site. Additional trees and landscaping will be added to the project site for park improvements and habitat creation, and will include several species of drought-tolerant and native California trees and plants. The additional trees and landscaping will actually serve to enhance the aesthetics of the Arroyo Simi from adjacent properties. Therefore, there would be no potential for a significant impact on the environment from an adverse impact to scenic resources or the visual character of the site and its surroundings.

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project would create new sources of light from fixtures in proposed parking lots, recreational areas, and at key points along the pedestrian pathways. According to the Specific Plan, lighting will be installed in strategic locations to provide security, but will be no taller than 20 feet, will be hooded and shielded so as to not cast glare, and directed downward to avoid spillover onto adjacent properties (Ref. #1: RRM Design Group, Arroyo Simi Greenway Specific Plan, Sec. 2.14-14). In addition, per the Simi Valley Municipal Code (SVMC) Sec. 9-30.040, all downcast light fixtures must be installed and permanently maintained in a horizontal position (Ref. #2: City of Simi Valley, Zoning Ordinance, Title 9 of the City of Simi Valley Municipal Code). The lighting plan must achieve the goals established in this subsection in order to eliminate illumination or glare from the project onto adjacent natural areas or streets. In addition, mitigation measure #19 has been incorporated in response to Questions III. a) - c) below, requiring that lighting be directed away from the Arroyo Simi habitat areas, and that all lighting be equipped with recessed lenses and full cut off shields. Therefore, there would be no potential for a significant impact to the environment from a new source of substantial light or glare.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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## II. AIR QUALITY:

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

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the Ventura County Air Quality Management Plan (AQMP)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in emissions from the project at the estimated date of completion of the project, which would exceed 13.7 tons per year of either reactive organic compounds (ROC), or oxides of nitrogen (NOx)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors, i.e., young children, the elderly, and hospital patients, to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

According to the Air Quality Assessment Guidelines of the Ventura County Air Pollution Control District (Ref. #3, Pg. 4-6, Sec. 4.2.3.1), consistency with the AQMP can be determined by comparing actual population in the City's Growth Area with the forecasted population in the AQMP. If the current estimated population of the City's growth area is below the forecasted populations for January 1<sup>st</sup> of the next year and the project conforms to the applicable General Plan designation, the project is determined to be consistent with the AQMP (Ref. #3, Pg. 4-6, Sec. 4.2.3.1). The AQMP forecasted population for the Simi Valley Growth Area is 131,207 for January 1, 2005. The current population for the Simi Valley Growth Area is 128,777, and, since the project will not result in the creation of residential units, the project will not increase population. Since the current population of the Simi Valley Growth Area is less than the January 1, 2005, AQMP population forecast, the proposed project is consistent with the AQMP.

The project will actually serve to decrease emissions due to the increased use of the Greenway as a safe means for bicycle or other means of non-motorized vehicle travel to places of employment, or to connect to alternative transportation such as bus stops, the Simi Valley train station, or Park & Ride locations. According to the Specific Plan: "The Greenway will also provide dedicated connections to nearby parks, schools, residential neighborhoods, and commercial and industrial areas, to encourage students, residents, employees, etc. to use the Greenway as their means of travel, rather than personal vehicles, thus reducing vehicle miles traveled." Recreational park and pedestrian pathways are not recognized as uses generating substantial pollutants, including greenhouse gases; in fact, the increased use of the bicycle trails/pathways may serve to reduce pollutant concentrations as it creates a more inviting means to use alternative transportation other than motor vehicles. The AQMP identifies uses that may require mitigation due to creation of substantial odors (Ref. #3, Pg. 2-20 & Table 6-3). The AQMP does not identify a public park as a use that creates objectionable odors. Therefore, there would be no potential for a significant impact to the environment from the creation of objectionable odors or substantial pollutant concentrations affecting a substantial number of people.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Result in substantial emissions of greenhouse gases, including diesel engine exhaust?

☐ ☒ ☐ ☐

On June 19, 2008, the Governor's Office of Planning and Research (OPR) issued a Technical Advisory that provided a recommended approach for lead agencies to perform a CEQA climate change analysis for projects that generate greenhouse gas (GHG) emissions. The approach includes direction on identifying GHG emissions, determining significance, and mitigating impacts. Since this project involves the improvement of existing pedestrian/bike pathways, which most likely will contribute to a decrease in vehicular traffic, the project itself is not expected to result in any additional emissions of greenhouse gases [see answer to Question II. a)-d) above]. However, it is also recognized that GHG and particulate matter emissions can be addressed to limit temporary construction-related air quality impacts that could be generated by the project as a result of developing the Greenway improvements (i.e., paving, bridges, etc.). These impacts could affect a large number of people and contribute to excessive particulate matter dispersal, contributing to the non-attainment levels of airborne particulate matter in Ventura County. Therefore, the following mitigation measures have been included as part of the project:

- All construction equipment will be required to be operated and maintained properly and to be fitted with factory-issued silencing or muffling features.
- All diesel-fueled engines will be required to use reformulated diesel fuel that is 0.05 weight percent sulfur or less.
- All diesel-powered equipment will be required to be turned off when not in use for more than 30 minutes; gasoline-powered equipment must be turned off when not in use for more than five minutes.

With incorporation of these mitigation measures, there would be no potential for a significant impact to the environment from substantial emissions of greenhouse gases from construction or operation of the project.

### III. BIOLOGICAL RESOURCES: Would the project:

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

☐ ☒ ☐ ☐

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☒ ☐ ☐

One of the primary functions of the Arroyo Simi has been and will continue to be for storm water drainage and flood control, as maintained by the VCWPD. In developing this flood control

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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protection, much of the Arroyo Simi's natural corridor has been channelized to increase efficiency, and riprap is being used to control erosion in many locations. The proposed Greenway project improvements lie along the top of the Arroyo Simi channel, mostly within ruderal (or highly disturbed) habitat. According to the Specific Plan Section 2.16.a., the existing riprap will remain to protect and stabilize the banks, but in appropriate locations, pockets of riprap may be removed and replaced with native plants for the purpose of habitat enhancement, subject to VCWPD approval, and only where there is sufficient channel capacity to convey the 100-year flow.

Most of the bridges will have a clear span design to avoid locating bridge improvements within the Arroyo itself, and will be subject to review and approval by VCWPD when located along the Arroyo Simi. However, the project could potentially permanently impact stream and riparian habitat that is regulated by the U.S. Army Corps of Engineers (ACOE), as authorized by the Federal Clean Water Act (Section 404), the Regional Water Quality Control Board (Federal Clean Water Act – Section 401), and stream and riparian habitat regulated by the California Department of Fish and Game (State Fish and Game Code 1602). Potential impacts to the jurisdictional areas include loss of vegetation and riparian habitat as a result of construction of pedestrian bridges and trails, including the disruption of vegetation growth within the shadow area of proposed bridges that cross the Arroyo Simi. These would be considered potentially significant impacts.

Though much of the project improvements are located within ruderal areas, there are two naturalized areas proposed for Greenway improvements: one is the Tierra Rejada Park region west of Madera Road, and the other is in the vicinity south of Darrah Volunteer Park (south of Royal Avenue between Corto Street and Voyager Avenue). The Tierra Rejada Park region supports coastal sage scrub and riparian scrub vegetation, according to a biological assessment completed for a previous project in this vicinity (Ref. #4: Hunt & Associates, Biological Assessment and Compensatory Mitigation and Monitoring Plan – City of Simi Valley Water Quality Control Plant Bank Stabilization Project, June 25, 2008). Vegetation in the area of Darrah Park is consistent with that of the Tierra Rejada Park region. Coastal sage scrub and riparian scrub will be disturbed by construction of the new paved trail, use of temporary access roads, and park improvements. According to the U.S. Fish and Wildlife Service (USFWS), there are several listed and candidate species of plants which may occur in the Arroyo Simi riparian corridor, including Braunton's milk-vetch (Endangered), Lyon's pentachaeta (Endangered), San Fernando Valley spineflower (Candidate), and Slender-horned spineflower (Endangered). Project construction could damage or destroy these plants, as well as kill ground-dwelling wildlife during grading for proposed trails, particularly in the Tierra Rejada Park region. Western whiptail (*Aspidoscelis tigris*), coast horned lizard (*Phrynosoma coronatum*), silvery legless lizard (*Anniella pulchra*), coast patch-nosed snake (*Salvadora hexalepis*) and two-striped garter snake (*Thamnophis hammondi*) are known to occur or have a high likelihood of occurring in the naturalized project areas, as well as other non-regulated amphibian, reptile, and small mammal species.

Least Bell's vireo and Southwestern willow flycatcher, listed by the USFWS and the California Department of Fish and Game (CDFG) as Endangered, and California gnatcatcher, listed by USFWS as Threatened, are known from the Arroyo Simi riparian corridor and adjacent scrub-covered hillsides (west of Madera Road). The two naturalized project areas contain habitat for all three species, although gnatcatcher habitat within the project areas consists only of small, heavily degraded patches. Potential disturbance to these species includes temporary loss of foraging habitat for vireos, gnatcatchers, and flycatchers, and temporary disruption of gnatcatcher home ranges due to noise and increased human presence associated with project construction. Several other riparian, oak woodland, and scrub-associated special-status birds are known from or likely occur in and around the project areas, including Cooper's hawk (resident), yellow warbler (migratory), yellow-breasted chat (migratory), California thrasher (resident), California horned lark (regionally

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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migratory), loggerhead shrike (resident), Southern California rufous-crowned sparrow (resident), and Bell's sage sparrow (resident) (Ref. #4). These species are subject to the same project-related impacts from noise and human presence as vireos, flycatchers, and gnatcatchers.

Special-status mammals known from or likely to occur within and around the project areas include pallid bat, Yuma myotis, San Diego desert woodrat, and American badger (Ref. #4). Grading for the proposed trails and vehicular traffic could destroy woodrat nests and badger dens and cause direct mortality to individuals of these species. Impacts to pallid bats, Yuma myotis, and other bats likely to occur in and forage over the Arroyo Simi riparian corridor are expected to be insignificant because these species are active at night. Bats may have temporary roosts in trees within or immediately adjacent to the project area footprint and disturbance to these trees could be significant if they are removed to provide site access.

Therefore, to mitigate these potential impacts on sensitive biological resources, the applicant has incorporated the following mitigation measures into the project:

4. Prior to any new construction within areas subject to the jurisdiction of the California Department of Fish and Game (CDFG), the Army Corps of Engineers (ACOE), and the Ventura County Watershed Protection District (VCWPD), surveys for sensitive and listed plant and animal species and sensitive habitats that may directly or indirectly be affected by the project shall be conducted by a qualified biologist, in consultation with the CDFG, ACOE, VCWPD, and the U.S. Fish and Wildlife Service (USFWS). The biologist shall utilize the CDFG's Natural Diversity Data Base, and shall contact the CDFG for information on other species of concern that may occur in the project areas. Species-specific surveys will be conducted at the appropriate time of year and time of day when the sensitive or listed species are active or otherwise identifiable. Pre-construction surveys will include a complete assessment of sensitive and listed fish, wildlife, reptile, and amphibian species, as well as a thorough assessment of rare plants and rare natural communities, using the CDFG's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities.
5. If federally listed animal or plant species occur at or adjacent to the project site, and the project is to be funded, authorized, or carried out by a federal agency, the USFWS will be consulted in accordance with Sections 7, 9, and 10 of the Endangered Species Act of 1973. If no federal nexus exists, then an application for an incidental take permit and a habitat conservation plan (HCP) that describes how the impacts of the proposed taking of federally listed species would be minimized and mitigated, will be submitted to the USFWS.
6. Permanent impacts to the biological resources in the California Department of Fish and Game (CDFG) and Army Corps of Engineers (ACOE) jurisdictional areas will be mitigated at a minimum 3:1 ratio, and temporary impacts will be mitigated at a 1:1 ratio. Potential impacts to vegetation within the shaded areas produced by proposed bridges will be mitigated at a 1:1 ratio. The final size of the areas to be permanently and temporarily impacted will be identified and any required CDFG (1600) Agreements and ACOE (401 and 402) Permits will be obtained prior to issuance of a grading permit. Mitigation will consist of a combination of creation and enhancement of habitat area within a park adjacent to the Arroyo Simi channel or along the Arroyo Simi, which may include removal of non-native vegetation within the riparian zones of the Arroyo Simi and restoration with native riparian plantings, or as required and approved by CDFG, ACOE, and the Ventura County Watershed Protection District (VCWPD). Any mitigation planting along the banks of or adjacent to the Arroyo Simi channel or tributaries controlled by the VCWPD shall be



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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approved by the VCWPD. Plantings may not be located in areas with insufficient 100-year flood capacity within the Arroyo Simi channel and tributaries controlled by the VCWPD, unless otherwise approved by the VCWPD. Habitat restoration and enhancement areas shall be designed in consultation with the Ventura County Environmental Health Division to ensure that the design and maintenance of these areas do not create mosquito-breeding sources.

7. Proposed project activities in the designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park), including disturbances to vegetation, will be scheduled to avoid the February 1 to August 15 nesting season of birds protected by the Migratory Bird Treaty Act to the extent possible. If this is not possible, no more than seven days prior to the commencement of any clearing or grading activity scheduled between February 1 and August 15, a field survey will be conducted by an ornithologist with at least two years of experience carrying out field surveys for breeding and nesting birds in Southern California. This pre-construction survey will determine if birds are breeding and/or nesting in the construction zone or within 100 feet (300 feet for raptors) of the construction zone. If ground disturbance activities are delayed for more than 14 days past the date of the first pre-construction survey, then additional pre-construction surveys will be conducted so that no more than seven days will elapse between the survey and the ground disturbance activity. If active nests are found, a fence barrier shall be erected around the nest site, at a minimum distance of 300 feet from raptor nests, 100 feet from special status songbird nests, and 50 feet from common songbird nests (this distance may vary based on the bird species, site topography and construction activity, as determined by the ornithologist). No construction or clearing activities shall be permitted within the fence barrier around the nest zone until the birds are fledged and are no longer dependent on the nest tree or shrub, as determined by the ornithologist. The ornithologist will monitor construction activities that occur near active nest areas to ensure that no inadvertent adverse impacts affect the nest.
8. A qualified biologist shall conduct a pre-construction survey for woodrat nests and badger dens no more than one week prior to construction in the designated naturalized areas (Tierra Rejada Park region and the area south of Darrah Park). These structures will be flagged for avoidance during construction and operation of temporary access roads, which will be aligned to maintain a minimum 20-foot buffer between these structures. All living willow trees to be removed to provide construction site access will be surveyed by a qualified biologist for bat roosts (holes) prior to removal. Trees containing potential bat roost holes will be flagged for avoidance. Snags (dead, standing trees) will not be removed unless required for adequate site access. The California Department of Fish and Game will be notified if roost trees must be removed.
9. Trees over three inches in diameter at breast height (DBH) or plants affected by the project shall be replaced as follows: California Black Walnuts and Western Sycamores damaged/removed shall be replaced in kind at a 10:1 ratio; Elderberry, Cottonwood, and Willows damaged/removed shall be replaced at a 5:1 ratio; Oaks greater than 36 inches DBH to be removed shall be replanted at a 20:1 ratio; plants less than five inches DBH to be removed shall be replaced at a 3:1 ratio; plants from 5 to 12 inches DBH to be removed shall be replaced at a 5:1 ratio; trees from 12 to 24 inches DBH to be removed shall be replaced at a 10:1 ratio; trees from 24 to 36 inches DBH to be removed shall be replaced at a 15:1 ratio; damaged trees less than 12 inches DBH shall be replaced at a 2:1 ratio; and damaged trees greater than 12 inches shall be replaced at a 5:1 ratio. Replacement trees shall not be planted within the Arroyo channel or tributaries controlled by the VCWPD unless approved by VCWPD.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Habitat restoration and enhancement planting shall conform to the Ventura County "Guide to Native and Invasive Streamside Plants," and shall include only native species forming each of the ground, shrub and tree layers as described in that Guide, or as required and approved by the CDFG and VCWPD.
11. All new project landscaping shall exclude invasive and high water use species.
12. Prior to the start of construction within the two designated naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park), a qualified biologist will conduct a pre-construction meeting with all equipment operators and their supervisors in the field to describe special-status species and habitat protections and the mitigation measures and monitoring procedures that will be in force during construction. The biologist will conduct periodic, on-site "tailgate" meetings with the construction personnel and foreman once a week for the duration of work activities.
13. A qualified biologist will monitor all work activities within the two naturalized project areas (Tierra Rejada Park region and the area south of Darrah Park) for the duration of the project. The biologist will have the authority to temporarily halt work if special-status species are threatened, until such conflicts can be effectively resolved.
14. Site access routes will be clearly delineated prior to construction. The minimum area required to complete the work will be defined and marked with orange construction fencing prior to the start of construction in order to confine temporary ground disturbance.
15. All applicable Best Management Practices (BMPs) will be employed for the duration of construction in order to limit disturbance to the minimum necessary to complete the job and to confine disturbance to the work areas.
16. All construction work will be conducted during daytime hours (between 0630 hrs and 1700 hrs). No night work will be allowed.
17. Upon completion of construction, the work area will be returned to pre-project conditions. This may involve limited grading or re-contouring to restore former surface elevations, etc. All grading restoration will be monitored by a qualified biologist.
18. Native vegetation disturbed by construction activities will be restored as soon as construction is completed.
19. Lighting directed toward the Arroyo Simi habitat areas is prohibited. All lighting will be equipped with recessed lenses and full cut off shields, and mounted to face away from all natural areas, to limit illumination at the edge of the paved areas to 0.1 foot-candles.
20. To reduce the opportunity for non-native rat/mice and invasive bird species populations to expand due to an increase in human food remains and perching locations associated with the project, all trash receptacles along the Arroyo Simi shall be emptied on a frequent basis. The design of trash receptacles to be placed along the Arroyo Simi Greenway shall be approved by a qualified biologist to ensure the design is sufficient to prevent attracting scavengers.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. Bridges shall be located to minimize impacts to biologically significant locations and avoid native vegetation, and will be placed in areas that have already been altered whenever possible.

With incorporation of the above mitigation measures, there will be no potential for a significant impact from the project on sensitive species, riparian habitat, or other sensitive natural communities.

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

The portion of the project site on the west end of Arroyo Simi in Tierra Rejada Park is identified on the wildlife corridor study as a critical wildlife passage area. Alamos Creek is recognized as a major wildlife corridor that could potentially connect the Santa Monica Mountains to the Los Padres National Forest (Ref. #5: South Coast Wildlands, South Coast Missing Linkages Project: A Linkage Design for the Santa Monica-Sierra Madre Connection, 2006; Ref. #6: LSA, Final Wildlife Corridor Assessment Report, May 27, 2004). The proposed improvements within this area include the creation of a paved pedestrian trail along the north side of the Arroyo Simi. A paved trail alone will not impede sufficient wildlife movement from north to south. However, the addition of fencing or any other barrier along this portion of the Arroyo west of the City's Wastewater Treatment Plant may hinder wildlife movement along this crucial corridor. Therefore, in order to ensure unimpeded wildlife movement through this corridor, the following mitigation measure will apply:

22. No fencing or other physical barrier shall be installed along the proposed paved pedestrian trail located on the Arroyo Simi Greenway west of the City's Wastewater Treatment Plant.

With incorporation of this mitigation measure, there would be no potential for a significant impact by interference with wildlife movement on the site.

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

The property is not a part of any habitat conservation plan, natural community plan, or any habitat conservation plan adopted by a local, regional, or state agency. Therefore, there would be no potential for a significant impact to the environment from a conflict with any adopted conservation plan.

- f) Result in impacts to any mature trees, including those subject to the Mature Tree Preservation Ordinance (Chapter 9-38 of the SVMC)? ☐ ☐ ☒ ☐

There are many mature trees along and adjacent to the project site. Although the removal of mature trees on property owned by the Rancho Simi Recreation and Park District is exempt from the Mature Tree Preservation Ordinance (SVMC Sec. 9-38.090.F.) pursuant to the terms of the Ordinance, the project itself proposes the planting of many trees in association with park improvements, habitat enhancement, and landscape screening. Further, Section 4.4-2 of the Specific Plan states that the Park District will be responsible for the replacement of landscaping,

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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including mature trees, at all newly-planted landscape areas. In addition, the CDFG regulates the removal of trees and plants associated with riparian habitat. As listed under the answer to Question III. a)-c) above, a mitigation measure has been incorporated into the project that provides for tree and plant replacement ratios as specified by the CDFG. Therefore, there would be no potential for a significant impact to the environment due to removal of any mature trees, including those subject to the Mature Tree Preservation Ordinance (SVMC Chapter 9-38).

IV. CULTURAL RESOURCES: Would the project:

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as identified in State CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Most of the proposed improvement areas along the Arroyo Simi have been previously disturbed (i.e., graded, paved, etc.), and most of the Arroyo has been channelized and is surrounded by urban development. The exception to this occurs in the natural areas south of Darrah Park, and west of Madera Road where a pedestrian bridge and new paved trail are being proposed. Due to the proximity of several recorded archaeological sites to the project area in the west end of Simi Valley, including those important to the Chumash people, the following mitigation measure will be implemented:

23. Any previously ungraded areas west of Madera Road that will be subject to grading shall be walked by an archaeologist prior to the issuance of a grading permit. In addition, all grading that would affect previously ungraded areas west of Madera Road shall be monitored by an archaeologist and a Chumash representative. If cultural resources are identified during the initial archaeological survey, the City of Simi Valley and the Rancho Simi Recreation and Park District will comply with procedures required by State CEQA Guidelines Section 15064.5, and Public Resources Code Sections 21083.2 and 21084.1. If cultural resources are identified during grading, earthmoving will be temporarily diverted around the cultural deposits until the deposits have been evaluated, recorded, excavated and/or recovered as determined by the archaeologist and as required by Section 21082 of the Public Resources Code. Any resources recovered will be deposited at the proper institution, such as the Simi Valley Historical Society or California State Fullerton Archaeological Research Center.

With incorporation of this mitigation measure, there would be no potential for a significant impact to the environment from a substantial adverse change in the significance of a historical or archaeological resource as identified in State CEQA Guidelines Section 15064.5.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. GEOLOGY AND SOILS: Would the project:

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

Based on the State of California Earthquake Fault Zones Map, approximately a ½-mile portion of the project area west of Madera Road is located in an Alquist-Priolo Fault Zone (Ref. #7: California Department of Conservation: Division of Mines and Geology, State of California Earthquake Fault Zones: Simi Valley East Quadrangle, May 1, 1999). The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. However, the project does not propose the construction of any building used for human occupancy within or outside of the Alquist-Priolo Fault Zone. The only structure being proposed within the Alquist Priolo Fault Zone is a pedestrian bridge that crosses the Arroyo Simi. This bridge will be designed and built in compliance with the seismic design provisions of the California Building Code (CBC) in effect at time of construction. The earthquake design procedures in the CBC are intended to safeguard against major structural damage and loss of life. Therefore, there would be no potential for a significant impact to the environment from direct impact of surface rupture from a known earthquake fault or substantial evidence of a known fault.

- ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐
- iii) Seismic-related ground failure, including liquefaction? Refer to Division of Mines and Geology Special Publication 117. ☐ ☐ ☒ ☐

The project area will be subject to strong seismic ground shaking, and most of the Arroyo Simi lies within an area subject to liquefaction as indicated on the State of California Seismic Hazard Zones Map (Ref. #8: California Department of Conservation: Division of Mines and Geology, State of California Seismic Hazard Zones: Simi Valley East Quadrangle, April 7, 1997). There are no habitable structures being proposed with this project, and all other proposed structures, such as restroom buildings, shade canopies, and pedestrian bridges, will be designed and built in compliance with the seismic design provisions of the California Building Code (CBC) in effect at time of construction. The earthquake design procedures in the CBC are intended to safeguard against major structural damage and loss of life. Therefore, there would be no potential for a significant impact to the environment from strong seismic ground shaking or seismic-related ground failure.

- iv) Landslides? Refer to Division of Mines and Geology Special Publication 117.

☐ ☐ ☒ ☐

Portions of the project site are immediately adjacent to, but not included as, areas subject to landslides as indicated on the State of California Seismic Hazard Zones Map (Ref. #8). In addition, there are no habitable structures being proposed with this project that would be



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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affected by landslides. Therefore, there would be no potential for a significant impact to the environment from landslides.

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

The project proposes the paving of existing dirt trails along the Arroyo Simi, and the addition of landscaping and park improvements to adjacent areas that are currently vacant, graded, and mostly void of vegetation. Under current conditions, these areas are subject to soil erosion. The proposed greenway project will decrease the amount of exposed soil that could be eroded as compared to current conditions. In addition, the project is required to adhere to Section 9-63.030.c (Grading & Erosion Control) of the Simi Valley Municipal Code. The purpose of this code is to prevent siltation, protect off-site properties, and prevent soil loss during grading. Therefore, there would be no potential for a significant impact on the environment from substantial soil erosion or loss of topsoil.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? ☐ ☐ ☒ ☐

Based on the City of Simi Valley General Plan, the project area is located in an area of moderate expansion potential (Ref. #9: City of Simi Valley, General Plan, Figure #15a, Pg. J-2.41). However, there are no habitable structures being proposed with this project that would be affected by unstable and/or expansive soils. Therefore, there would be no potential for a significant impact to the environment from locating the project on an unstable geologic unit or soil or from expansive soil.

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

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

#### VI. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☒ ☐
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☒ ☐

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☒ ☐

The storage, handling, or use of any hazardous materials is regulated by state and local regulations. The California Building Code regulates the types and amounts of hazardous substances allowed in conventional structures (Ref. #10: 2007 California Building Code, California Code of Regulations Title 24, Part 2, Volume 1, Table 3-D & 3-D.1, page 1-40.5 & 1-40.6). Storage of any amount of hazardous materials is subject to the Fire District and Ventura County regulations. These regulations limit the amount of hazardous materials that can be stored in these facilities so that public safety is protected. Operation of the proposed Greenway will not involve the use or handling of hazardous materials. Therefore, there would be no potential for a significant impact to the environment from the routine transport, use, disposal or release of hazardous materials.

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

☐ ☐ ☐ ☒

None of the project sites are listed on the California Environmental Protection Agency, Department of Toxic Substances Control, Site Mitigation and Brownfields Reuse Program Database (Ref. #11: California Environmental Protection Agency, Department of Toxic Substances Control, Site Mitigation and Brownfields Reuse Program Database, March 1, 2006). Therefore, there would be no impact to the environment due to location on a listed hazardous materials site.

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

☐ ☐ ☒ ☐

The project is a continuous recreational greenway located along the Arroyo Simi within the urban boundary of the City, and is adjacent to residential, commercial, and industrial land uses. There is existing access to the various project sites and pedestrian trails along the Arroyo Simi for emergency response organizations, and the properties are already included in the City's emergency response and evacuation plan. Development of the properties has been anticipated by these plans and there is no need to amend the existing procedures. Therefore, there would be no potential for a significant impact to the environment from interference with an adopted emergency response or evacuation plan.

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

☐ ☐ ☒ ☐

No portion of the proposed greenway is located within an area identified as a potential wildfire hazard area as shown on the Potential Wildfire Hazard Area Map in the City of Simi Valley General Plan (Ref. #9: Figure #19, Pg. J-2.62), and the project does not propose to add any habitable structures adjacent to wildland areas. Therefore, there would be no potential for a significant impact from exposure of people or structures to wildland fires.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. HYDROLOGY AND WATER QUALITY: Would the project:

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

☐ ☐ ☒ ☐

The project would be connected to the existing sewer system and any wastewater would be collected and processed at the City's sanitation plant. The project is subject to City, county and state regulations regarding water quality and discharge. These requirements include implementing stormwater pollution prevention plans prior to start of construction, building stormwater detention and filtration systems per plans that must be approved prior to construction, and designing the sites to prevent uncontrolled runoff into natural watercourses. The project is required to adhere to the county's National Pollution Distribution Elimination System Permit and prevent polluted runoff from entering the public storm drain system. Based on these requirements, water discharged from the project sites would not violate any water quality standards. Therefore, there would be no potential for a significant impact to the environment from violating any water quality standards or waste discharge requirements.

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

☐ ☒ ☐ ☐

The proposed project would not substantially alter the existing drainage pattern of the area, as it involves the addition of landscaping and permeable paving to vacant areas adjacent to the Arroyo Simi. Additionally, Section 2.5 of the Specific Plan states that newly paved trails will incorporate a minimum 1% and maximum 2% cross slope to drain any additional runoff to the back side of the trail, thus preventing any additional runoff from directly entering the Arroyo Simi channel. Prevention of runoff from newly paved trails also prevents erosion of the Arroyo Simi banks and resulting siltation downstream. However, it is recognized that erosion and siltation on or off-site should be addressed to limit temporary construction-related erosion or siltation impacts that could be generated by the project as a result of developing the Greenway improvements. Therefore, the following mitigation measures have been included as part of the project:

24. Construction activities within 50 feet from the top of bank of the Arroyo Simi are limited to the dry period of the year (May 1 through October 1) or when there is no actively flowing water on the project site and no measurable rain is forecast within 72 hours. A note will be placed on the grading and construction plans: "If measurable rain is predicted within 72 hours during construction, all activities within 50 feet of the top bank of the Arroyo Simi and at the culvert extensions must cease and protective measures to prevent siltation/erosion must be implemented/maintained."
25. Silt curtains and other sediment catchment devices must be used during construction, tree planting and bank revegetation procedures along and within 200' of the Arroyo Simi. All erosion control measures must be maintained regularly until disturbed soils are stabilized. Following construction and stabilization, erosion control measures must be removed along with accumulated sediment. This sediment must be deposited and stabilized in a location where it is unlikely to re-enter the aquatic habitat in the Arroyo Simi.

With incorporation of these mitigation measures, there would be no potential for a significant impact to the environment from substantial erosion or siltation on- or off-site as a result of substantial alteration of the existing drainage pattern of the site or area.



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- c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- ☐      ☐      ☒      ☐
- d) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?
- ☐      ☐      ☒      ☐
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?
- ☐      ☐      ☒      ☐

The project involves the enhancement of existing trails and the creation of pocket parks along the tops of the banks of the Arroyo Simi. According to the Specific Plan, permeable paving will be utilized whenever possible, and trail and park designs will incorporate stormwater infiltration (Ref. #1: Sec. 2.5-3 & 2.8). There is no proposal to use a well or groundwater from any point along the project site. Groundwater will not be used or depleted by this project. The developed project will produce less runoff than existing conditions, due to the addition of landscaping in several proposed pocket parks. In addition, Specific Plan Section 2.5 states that trails will incorporate a minimum 1% and maximum 2% cross slope to drain any additional runoff to the back side of trails, to prevent any additional runoff from directly and immediately entering the Arroyo Simi channel.

Bridges will clear span the Arroyo Simi, and footings and piers shall be located out of the typical flow line. Proposed bridge under crossings shall not interfere with the flood channel's flood flow capacity. In addition, passive park uses are not recognized as a source of polluted runoff that would substantially degrade water quality. Therefore, there would be no potential for a significant impact to the environment from the substantial depletion of groundwater supplies or recharge, a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or from the creation/contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

- f) Provide substantial additional sources of polluted runoff or otherwise substantially degrade water quality?
- ☐      ☐      ☒      ☐

According to the Ventura Countywide Stormwater Quality Management Program Technical Guidance Manual, the project is required to adhere to the county's National Pollution Distribution Elimination System Permit and prevent polluted runoff from entering the public storm drain system through the preparation of a Storm Water Quality Urban Impact Mitigation Plan (Ref. #12: Larry Walker and Associates, Ventura Countywide Stormwater Quality Management Program: Technical Guidance Manual for Stormwater Quality Control Measures, July 2002, pg. 2-1). Specific Plan Section 2.5 states that paved trails will incorporate a minimum 1% and maximum 2% cross slope to drain any polluted runoff to the back sides of trails to filtration devices, such as bioswales or permeable paving, to prevent untreated water from entering the Arroyo Simi and its tributaries. It is also recognized that increased pedestrian traffic to the Greenway could lead to an increase in trash and equestrian/pet waste. To prevent polluted runoff due to increased trash and equestrian/pet waste, Section 4.4-a.1. of the Specific Plan provides for the emptying of trash receptacles and general cleanup of trails and landscape areas, including pickup of trash, debris, and equestrian/pet waste, on a frequent basis.



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However, it is recognized that temporary construction-related impacts involving polluted runoff could be generated as a result of developing the Greenway improvements (i.e., paving, bridges, etc.). Therefore, the project has been amended to include the following mitigation measures during construction to address potential significant impacts from operation of construction equipment as follows, and to be shown as notes on the final grading and paving plans:

26. All vehicles operated on the project site during construction must be properly operated, inspected, and maintained to avoid leaks of hydraulic fluids, oils, coolants, and fuels. This procedure must be noted on all improvement plans.
27. Refueling and light maintenance of construction vehicles must occur at least 200 feet from top of banks of the Arroyo Simi. Changing oils or hydraulic fluids is prohibited on the project site. This procedure must be noted on all improvement plans.
28. Concrete wash out sites must be positioned at least 200 feet from the tops of the banks of the Arroyo Simi. This procedure must be noted on all improvement plans.

With incorporation of these mitigation measures, there would be no potential for a significant impact to the environment from substantial additional sources of polluted runoff, or substantial degradation of water quality.

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

Based on the Flood Insurance Rate Maps (Ref. #13: Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRMs), Community Number 060421/Panels 837, 839, 841, 843-844, 861, 863-864, and 868-869E, January 20, 2010), the majority of the project site is located within an established right-of-way along the top of the Arroyo Simi channel that is owned by VCWPD or the Park District. According to the VCWPD, the Arroyo Simi channel and adjacent maintenance facilities are functioning at or below the designed 100-year flood capacity, and that the floodway may extend outside of the channel bed and banks and overflow onto areas proposed for Greenway development. Also, sections of the Arroyo Simi facilities are, or act as, levees, and must adhere to FEMA and ACOE guidelines in addition to VCWPD design standards (see further discussion in answer to Question VII.[h] below). Specific Plan Section 1.1 states that all improvements proposed within the Arroyo Simi channel and tributaries controlled by the VCWPD would be subject to VCWPD review and approval, would be required to allow the 100-year flood capacity to be maintained, and would ensure existing operations and maintenance activities are not hindered. This includes locating Greenway improvements outside of the 100-year floodplain and at least 15 feet from any levee, unless otherwise approved by the VCWPD.

In addition, in late 2010, the VCWPD will initiate a watershed study focusing on the portion of the Arroyo Simi from Madera Road to the headwaters. This study will identify solutions for existing 100-year flood capacity deficiencies. The proposed Greenway improvements will be evaluated in the study to determine the feasibility of incorporating them with the Arroyo Simi and its tributaries. The Specific Plan states that all Greenway improvements will be designed to conform to future VCWPD flood control capacity improvement projects.

There are no structures intended for human habitation being proposed with this project. The City's Engineer has also reviewed the plans and has determined that the design is adequate to protect any

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park amenities from inundation by flood and will meet all requirements of the City's Flood Damage Prevention Ordinance. Therefore, there would be no potential for a significant impact from placing a structure designed for human habitation within a "100-year" flood zone.

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

☐ ☐ ☒ ☐

Gates will be installed at access points along the entire length of the Greenway to close off public access during significant rainfall events, thus preventing a significant risk of loss, injury or death involving flooding associated with heavy rainfall.

According to the VCWPD, the Arroyo channel and adjacent maintenance facilities are functioning at or below the designed 100-year flood capacity, and the floodway may extend outside of the channel bed and banks and overflow onto areas proposed for Greenway development. In addition, sections of the Arroyo Simi facilities are, or act as, levees, and must adhere to FEMA and ACOE guidelines in addition to VCWPD design standards. All improvements proposed within the Arroyo Simi channel would be subject to VCWPD review and approval, and would be required to allow the 100-year flood capacity to be maintained. This includes locating Greenway improvements outside of the 100-year floodplain, and at least 15 feet from any levee, unless otherwise approved by the VCWPD. There are currently levee areas located along both sides of the Arroyo Simi between First Street and Erringer Road. Because levees are very important for flood control protection, all vegetation will comply with FEMA requirements, and landscape plans will be subject to approval by VCWPD for appropriate vegetation in levee areas. According to Specific Plan Sec. 2.16-a.3, levee areas shall meet VCWPD and FEMA requirements, by avoiding the planting of trees, shrubs, and other types of plants with large root systems and trunks greater than two inches in diameter within 15 feet of the toe of either side of a levee. The purpose of these requirements is to preserve the structural integrity of the embankment and reduce and prevent embankment slope erosion.

In addition, in late 2010, the VCWPD will initiate a watershed study focusing on the portion of the Arroyo Simi from Madera Road to the headwaters. This study will identify solutions for existing 100-year flood capacity deficiencies. The proposed Greenway improvements will be evaluated in the Study to determine the feasibility of incorporating them with the Arroyo Simi and its tributaries. There are no structures intended for human habitation being proposed with this project. The City's Engineer has also reviewed the plans and has determined that the design is adequate to protect any park amenities from inundation by flood, and will meet all requirements of the City's Flood Damage Prevention Ordinance.

Based on the Las Lajas inundation map (Ref. #14: Ventura County Flood Control District, Inundation Map for Las Lajas Dam, November 1999), most of the project site is located within the Catastrophic Failure Inundation Area of the Las Lajas (Regional Stormwater Detention) Dam. As a flood control structure, the Las Lajas Dam is designed to contain water only during periods of heavy runoff. The dam is designed to intercept the peak inflow of 27,300 cubic feet per second (cfs) from a 100-year storm and to detain that water, releasing it downstream at the maximum rate of 500 cfs. The dam would detain all of the inflow greater than 500 cfs, and no 100-year storm flow would go over the spillway, with the dam functioning as designed (a 500 cfs rate of release through the design outflow structure of the dam). The only time that water would flow over the design spillway would be in the event that the inflow exceeded the 100-year storm rate. Even with a storm flow over the spillway, the spillway is designed to safely release the excess flow, and to

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avoid failure or breaching of the dam. The risk of failure of the dam is predicated on storm inflows which would fill the reservoir up to or beyond the spillway level, coupled with an agent (i.e., an earthquake, significant overtopping, etc.) which would cause a catastrophic failure. The reservoir would be full, or nearly full, only a few days in any 100-year period. Furthermore, the dam is designed to accommodate the forces generated by earthquakes, further avoiding failure. Therefore, based on the findings discussed above, there would be no potential for a significant impact due to the failure of the Las Lajas Dam.

Based upon a review of the Bard Reservoir inundation map, the portion of the Greenway in the vicinity of Madera Road to the westernmost project boundary is located within an area that could be affected by a failure of the Bard Reservoir (Ref. #15: Calleguas Municipal Water District, Inundation Map for Bard Reservoir, July 1, 1973). A study was conducted to evaluate the hazard to development within the dam inundation (Ref. #16: VTN West, Inc., A Report on Bard Reservoir and the Risk of Inundation Hazard with Respect to the Proposed Royal/Madera Specific Plan Area). The study analyzed the five ways an earthen dam can fail and result in flooding, which are: overtopping, slumping, rapid draw down, erosion, and earthquakes. Overtopping results when the amount of water received by the watershed exceeds the capacity of the dam. An analysis by the California Division of Safety of Dams evaluated the hydrology of the watershed and determined that the Bard reservoir and spillway perform within satisfactory levels even if the maximum precipitation storm occurred at a time of maximum storage capacity of the reservoir. Therefore, based on the findings in the Bard Reservoir inundation report discussed above, there would be no potential for a significant impact due to dam failure resulting from overtopping (Ref. #16: Pg. 15).

Slumping is the collapse of the downstream soil in the embankment. This can result from the introduction of roots, weeds, and other vegetation, which can weaken the compaction of the soil. The California Division of Safety of Dams requires routine maintenance and performs inspections to ensure dams are not in danger of slumping. Based on the maintenance schedules and available records, there would be no potential for a significant impact due to slumping failure at Bard Reservoir (Ref. #16: Pg. 15).

Rapid draw down, which is the release of water from the reservoir at too high a rate, can also cause dam failure. The two drains that release water are designed to limit the outflow of water from the reservoir to an acceptable draw down rate. This design feature ensures that there would be no potential for accidental dam failure from an excessively rapid draw down (Ref. #16: Pg. 15).

Erosion from water seepage can also cause a dam to fail. The design and construction of the Bard Dam outlet works and foundation, and filter and drain system prevent seepage from occurring. During construction of the Dam, piezometers and settlement markers were installed to provide monitoring. The careful design and constant inspection during construction, as well as the current on-going maintenance, monitoring, and surveillance programs ensure the integrity of the outlet works and the foundations for the infinite life of the dam.

Earthquakes are another potential cause of dam failure. The Bard Reservoir was constructed to meet all of the State requirements regarding seismic hazards. An assessment of the performance of the Bard Reservoir during a Maximum Credible seismic event was conducted to determine the stability of the dam during an earthquake. In order to calculate the Maximum Credible event, the maximum earthquake is assumed to occur at the closest point of the fault to the site resulting in the most severe level of shaking at the site. In determining the maximum earthquake history experience, trenching and distance from the fault to the site are all taken into account. The Santa Rosa-Simi fault system with an event at a magnitude of 7.0 resulting in a maximum peak acceleration of 0.7g was determined to be the critical event and the basis for subsequent studies at



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the Bard Reservoir. In all cases, the primary conclusion reached is that the dam is safe for continued use (Ref. #16: Pg. 16). Therefore, there would be no potential for a significant impact on the environment from exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

#### VIII. LAND USE AND PLANNING: Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of the City (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐

Based on a review of the current General Plan and Zoning Ordinance, it has been determined that the project is consistent with the goals, policies, and implementation measures of the City's General Plan and Municipal Code. The adoption of the Specific Plan amends the City's Zoning Maps to establish a Specific Plan Overlay zoning district for the entire Greenway project area, and will also establish development standards for park development that will be unique to the Greenway. Per SVMC Sections 9-24.030 and 9-26.030, parks and outdoor recreation facilities are allowed in all zones (with the exception of Commercial Office) with a Conditional Use Permit. The Specific Plan does not propose to change any General Plan land uses, as the project will consist mainly of right-of-way improvements, which are considered public services, and which are compatible with all zones per Table A-1 of the Simi Valley General Plan. Development of the project would also implement the following General Plan goals and policies:

*Policy III-1.6: Projects should be designed to provide a compatible relationship with adjoining uses.*

The landscaping and amenities installed within the project area will be located and situated to be compatible with surrounding uses. Park improvements will serve the surrounding neighborhoods, and landscape buffers will be installed where amenities such as overlooks and rest stops border residences.

*Policy III-2.1: The overall pattern of land use should promote efficient development, minimize the impact of traffic congestion, reduce transportation distances and air pollution, ensure compatibility between uses, and protect the natural hillsides, major watercourse, trees and tree rows.*

The Specific Plan provides standards that will protect and enhance the natural features of the Arroyo Simi and the vegetation within the project area. The Greenway will also provide a multi-modal trail along the entire length of the project area, with connections to nearby schools, parks, residential neighborhoods, and business areas. This, in turn, will provide for several means of transportation other than vehicular, which will reduce transportation distances, vehicle miles traveled and air pollution.

*Policy IV-2.6.3: Riparian habitat outside of the valley floor or adjacent to the western end of the Arroyo Simi should be preserved and protected to the fullest extent practical, consistent with the public health, safety or general welfare.*

The Specific Plan provides standards that will protect and enhance the natural features of the Arroyo Simi, including the riparian habitat adjacent to the western end.



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Policy VI-1.6: *Flood control rights-of-way such as arroyos, maintenance roads, open reservoirs, spreading and retention basins, should be developed in such a way that they can also be used for recreational purposes where appropriate.*

Development of the Greenway consists of improvements to the recreational opportunities currently provided by the Arroyo Simi and the VCWPD rights-of-way along the top of the banks on either side of the Arroyo Simi.

Policy VI-1.13: *The City shall encourage and pursue the development of an interconnecting and safe system of paths and trails for pedestrians, joggers, bicyclists, and equestrians.*

According to the Specific Plan, a primary component of the Greenway will be the improvement of the existing bike/walkway along the VCWPD rights-of-way along the top of the banks of the Arroyo Simi. Once constructed per the Specific Plan, the VCWPD's rights-of-way will be fully paved along the entire length of the Greenway project area on the north and/or south sides of the Arroyo Simi. The Greenway will also connect to nearby schools and parks, and to other trail systems, such as the trail that leads from Tierra Rejada Park to Mt. McCoy and beyond, and the equestrian trail that leads from the equestrian center near Sequoia Avenue south into the Simi Hills.

Therefore, there would be no potential for a significant impact to the environment from a conflict with any applicable land use plan, policy, or regulation of the City (including, but not limited to the general plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

#### IX. MINERAL RESOURCES: Would the project:

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

According to the California Division of Mines and Geology, there are no known mineral resources of value to the region in alluvium aside from sand and gravel for concrete (Ref. #17: California Division of Mines and Geology, Geology and Mineral Resources Study of Southern Ventura County, California, 1973, Pg. 27 & 28).

The project is not located within the area delineated as the Simi Oil Field on the California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map (Ref. #18: California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map, March 22, 2001). There are no active oil or gas wells located on the property according to the California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, W2-1 (Ref. #19: California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, Map W2-1, June 12, 1986). There are several plugged and abandoned oil and dry wells located within or near the project boundary west of Madera Road. Any oil or water well encountered during grading shall be properly capped and sealed per the requirements of SVMC Chapter 7, or as per the provisions of Division 3 of the Public Resources Code, whichever is applicable. Locally important mineral resources have been mapped by the State and included in the City's General Plan Land Use Element. The project is located outside the area identified as a natural resource area on the Land

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Use Map for the City's General Plan. Therefore, there would be no potential for a significant impact to the environment from the loss of availability of a regionally, statewide, or locally important mineral resource.

**X. NOISE:** Would the project result in:

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

According to the City of Simi Valley General Plan, "land uses in Simi Valley identified as noise sensitive include residences, hospitals, rest homes, convalescent hospitals, places of worship, libraries, and schools" (Ref. #9: Pg. 10.2). After reviewing the site plan and conducting a site inspection, the environmental planner determined that much of the project is located adjacent to residences. These residential units are potentially noise sensitive, and thus granted protection under the General Plan. However, community parks and recreational uses are generally located within residential areas. There are existing pedestrian pathways along the Arroyo Simi currently being used, but are most likely underutilized. The proposed Greenway is considered a passive park use. Greenway improvements will not include any sports fields, and, due to the relatively small size of the turf areas associated with the proposed pocket parks, the Park District does not anticipate these areas being used for organized sports. Nevertheless, there will be intermittent noise generated from increased visitors to the proposed Greenway. However, based on the City's experience with approval and operation of passive community parks and recreational uses, the project would not result in any substantial temporary or periodic increases in ambient noise levels.

In addition, Section 5-16.02 of the Simi Valley Municipal Code prohibits "any loud, unnecessary or unusual noise which disturbs the peace or quiet, or which causes discomfort or annoyance to a reasonable person of normal sensitiveness in an adjacent residence or business affected by the noise" as an unlawful noise. This portion of the SVMC is enforced by the Simi Valley Police Department based on complaints received. Therefore, there would be no potential for a significant impact from the project from exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance.

**XI. POPULATION AND HOUSING:** Would the project:

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

The proposal is adjacent to previously developed residential, commercial, and industrial areas of the City. The project will not require the extension of existing roads, utilities, or other public infrastructure to serve the project site. The project will not result in the creation of residential

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units. Therefore, there would be no potential for a significant impact to the environment from substantial population growth in the area.

- b) Displace substantial numbers of existing dwelling units, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

Based on a review of the Greenway's site development plans by the environmental planner, there are no dwelling units located within the project boundaries. Therefore, there would be no potential for a significant impact to the environment from the displacement of any existing dwelling units.

## XII. PUBLIC SERVICES:

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

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

There are currently existing access/service roads available for emergency personnel along the Arroyo Simi. No point on the project boundary is located further than a few miles from one of the five fire stations that serve Simi Valley. The improvements to the bike/walkway along the top of the Arroyo channel (paving, replacement of wood chicanes with movable bollards and Rhino gates, etc.) will improve access for emergency vehicles. Due to the existing access/service roads and relatively short distance from a fire station to any point along the project site, the Fire District can meet their standard response time of arriving in five minutes by traveling 30 miles per hour.

According to the Greenway Specific Plan, Greenway landscaping will be designed to meet "Crime Prevention through Environmental Design" criteria, and lighting will be installed in key locations throughout the Greenway, both of which will facilitate police protection. In addition, the proposed improvements to the project area will encourage more users along the Greenway, providing more surveillance and fewer opportunities for crime to occur. The Police Department has established acceptable standards for Patrol Officer response times to calls for service in the City. There may be a slight increase in calls for emergency services due to the increase in visitors to the project site and the recreational nature of the project. The acceptable response times to emergency calls average 3.2 minutes, and non-emergency response times average 12 minutes. The Police Department tracks response times and is meeting these standards, based on the Department's latest statistics. To maintain these response times to the public, the Police Chief may reconfigure police beat boundaries, adjust deployment schedules for patrol shifts, or request funding for the creation of special task forces to deal with any increase in calls for service due to the proposed project. In addition, Park Rangers, in accordance with the State of California Penal Code, Section 830.31(b), have the same authority and powers as local police relative to anything happening on Park District property, and will also respond to emergency calls for service as needed. Therefore, there would



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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be no potential for a significant impact to the environment associated with new facilities or personnel related to police services.

The Rancho Simi Recreation and Park District is one of the applicants for the Greenway project, which will serve to increase the amount of developed parkland in Simi Valley by several acres.

The need for public facilities is based on the demand generated by the population. Since the project would not result in additional housing or infrastructure for housing, there would not be a significant population increase. Since the project would not result in a significant population increase, there would be a less than significant impact on public services or facilities, including fire protection, police protection, schools, parks or recreational facilities. In fact, the Greenway project will increase the ratio of parkland to residents in the City.

Therefore, there would be no potential for a significant impact to the environment from substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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.

### XIII. RECREATION:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☒ ☐
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? ☐ ☐ ☒ ☐

The project itself is a proposal for a continuous recreational greenway with community parks. The development of the project would alleviate the demand on other recreational facilities in the area. Therefore, there would be no potential for a significant impact to the environment from an impact on recreation.

### XIV. TRANSPORTATION/TRAFFIC: Would the project:

- a) Result in the level of service at any significantly impacted intersection falling below Level of Service (LOS) "C"?  
yes ☐ no ☒
- b) Result in the level of service, based on the volume/ capacity ratio, at any intersection deteriorating by 0.10 or greater?  
yes ☐ no ☒
- c) Result in any significant traffic impacts even though the level of service at local intersections would remain at Level of Service (LOS) "C" or better? ☐ ☐ ☒ ☐



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project involves the improvement and enhancement of the existing pedestrian/bike pathways along the Arroyo Simi, which will create a more inviting alternative transportation to motor vehicles. The project will actually serve to decrease vehicular traffic due to the increased use of the Greenway as a safe means for bicycle or other means of non-motorized vehicle travel to places of employment and schools, or to connect to alternative transportation such as bus stops, the Simi Valley train station, or Park & Ride locations. According to the Specific Plan, "The Greenway will also provide dedicated connections to nearby parks, schools, residential neighborhoods, and commercial and industrial areas, to encourage students, residents, employees, etc. to use the Greenway as their means of travel, rather than personal vehicles, thus reducing vehicle miles traveled."

In addition, the City's Principal Engineer/Traffic Division, Chic Dabbs, has reviewed the proposal and analyzed the potential number of trips generated by the project, the existing traffic volumes, and the intersections near the project sites. Based on this analysis, Mr. Dabbs has determined that the project would not result in any intersection falling below LOS "C", or the LOS deteriorating at any intersection by 0.10 or greater. In addition, Mr. Dabbs has reviewed the proposal and analyzed the number of trips generated by the project, the existing traffic volumes, and the intersections near the project sites, and has determined that no other significant traffic impacts would result from project traffic. Therefore, there would be no potential for a significant impact to the environment from any significant traffic impacts.

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

The SVMC has specific design requirements for new access drives (Ref. #2: Chapter 9-34). This includes minimum standards for width, grade, angle, surface, and clearance. Compliance with these design standards protects against the possibility of creating a substantial hazard due to a design feature. After reviewing the project, the City of Simi Valley Department of Public Works and Department of Environmental Services determined that it complies with those standards and that there is no aspect of the project that would increase hazards due to a design feature. Therefore, there would be no potential for a significant impact to the environment from a substantial increase in hazards due to a design feature.

- e) Result in inadequate access? ☐ ☐ ☒ ☐

The City's Principal Traffic Engineer has reviewed the project in order to ensure adequate and safe access from and onto public rights-of-way, pursuant to the City of Simi Valley Municipal Code Section 9-34.090. Requirements of this code section include that access drives from public streets be a minimum of 100 feet apart, have a minimum width of 25 feet, and that the driveway centerlines be no more than 15 degrees from perpendicular to the street centerline. The Principal Engineer/Traffic Division has determined the project's access design complies with Code requirements. Therefore, there would be no potential for a significant impact to the environment from inadequate access.

- f) Result in inadequate parking capacity? ☐ ☐ ☒ ☐

The SVMC does not provide a minimum number of required parking spaces for park uses. The Greenway enhancements and park improvements will not generate a substantial need for additional parking, as most users of the Greenway would be local pedestrians and bicyclists. However, additional parking will be constructed at several trailheads and expanded parks (i.e., at Rancho

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Simi Park). Thus, there will be sufficient parking available to serve the project from existing facilities and limited additional parking areas. Therefore, there would be no potential for a significant impact to the environment from inadequate parking capacity.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? ☐ ☐ ☒ ☐

The project itself encourages and supports alternative transportation through the enhancement of existing access/pedestrian pathways, the creation of multi-modal trails along the Arroyo Simi, and bus stop improvements. Many of the Class 2 and 3 recommendations from the Arroyo Visioning Study were incorporated into the updated Bicycle Master Plan (Ref. #20: City of Simi Valley, City of Simi Valley Bicycle Master Plan, December 2008, Figure 5-5). In addition, the Specific Plan provides an opportunity to add Class 3 routes, bicycle boulevards, or shared lane markings along two streets, 5th Street and Heywood Drive, that are not indicated by the Bicycle Master Plan to raise driver awareness of cyclists and increase bike safety along routes to schools from the Greenway. The project would not conflict with the existing or planned bus system. Therefore, there would be no potential for a significant impact to the environment from a conflict with adopted policies, plans, or programs supporting alternative transportation.

#### XV. UTILITIES AND SERVICE SYSTEMS: Would the project:

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

Wastewater from the project would be collected by the existing sewer system. All the wastewater from the project would be treated at the City's wastewater treatment facility. This facility is operated in accordance with the requirements of the Regional Water Quality Control Board. Therefore, there would be no potential for a significant impact to the environment from exceeding the wastewater treatment requirements of the Regional Water Quality Control Board.

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

Currently, the City's Wastewater Treatment Plant handles approximately 10 million gallons of sewage per day (mgd). The facility's capacity is 12.5 mgd. The wastewater collection system and the City's water delivery system have not reached capacity. The City's Department of Public Works has reviewed the proposal and determined that no additional water or wastewater treatment facilities are required. Based on this information, the project would not generate wastewater that exceeds the limits of the City's Wastewater Treatment Plant. Therefore, there would be no potential for a significant impact to the environment from inadequate capacity of the wastewater treatment provider.

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

In 1990, the Master Plan of Drainage was developed to "present a planned program of drainage facilities required in the City to provide a reasonable degree of protection from flooding with

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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respect to existing and anticipated land uses, including no structural damage during a 100-year frequency storm and street carrying capacity adequate for a 10-year frequency storm" (Ref. #21, Pg. 1). Anticipated land uses are based on the Simi Valley General Plan adopted on October 18, 1988. The Master Plan of Drainage indicates the existing facilities are sufficient to handle the 10-year undeveloped and developed runoff from the project areas (Ref. #21: Plate 4A). There will be no increase in run-off as a result of this project due to the increased landscaped areas and use of permeable pavement. Therefore, there would be no potential for a significant impact to the environment from the construction of new storm water drainage facilities or expansion of existing facilities.

- d) Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ☐ ☐ ☒ ☐

The project will construct approximately seven acres of park improvements. The water demand per acre for this type of development, as provided in the Waterworks District Standards, is 1,584 gallons per day per acre. However, this level of demand may be reduced due to the use of native and drought-tolerant landscaping that will be required in most areas of the Greenway per the Specific Plan. The project improvements would have a total project water demand of approximately 11,088 gallons per day (12.42 acre-feet per year). Water is supplied to the portions of the project area in eastern and westernmost parts of Simi Valley Ventura County Waterworks District No. 8, while the central valley portion of the project is served by the Golden State Water Company. Both the Waterworks District and the Golden State Water Company receive their water supply from the Calleguas Municipal Water Agency (a member agency of the Metropolitan Water District of Southern California). The water supply contract between the Waterworks District/Golden State and Calleguas provides for a current annual base demand (i.e., supply) of 22,089.3 acre-feet, the highest annual use during the preceding 10-year period. This amount is subject to increase on demand, ultimately to the contract limit of 132,535.8 acre-feet annually. Practically, however, the rate of this increase is limited with respect to residential growth by the annual 292-unit limit on building permits adopted by the City. The actual annual increase in total water delivery over the past 10-year period has averaged approximately three percent (525 acre-feet), with the demand for this project being less than three percent of that increase. Therefore, there would be no potential for a significant impact to the environment due to insufficient water supplies available to serve the project from existing entitlements and resources.

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

Currently the City's Wastewater Treatment Plant handles approximately 10 million gallons of sewage per day (mgd). The facility's capacity is 12.5 mgd. Based on this information, the project would not generate wastewater that exceeds the limits of the City's Wastewater Treatment Plant. Therefore, there would be no potential for a significant impact to the environment from inadequate capacity of the wastewater treatment provider.

- f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? ☐ ☐ ☒ ☐

The Simi Valley Landfill and Recycling Center (SVLRC) would serve the proposed project. The SVLRC has a capacity of 29.59 million tons of waste, and has currently used 10.56 million tons of this capacity. Based on the maximum permitted disposal rate of 3,000 tons per day (tpd), six (6)



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days per week, 312 days per year (i.e., 936,000 tons of waste per year), the site could operate until 2022 (Ref. #22: Science Applications International Corporation, Final Supplemental Environmental Impact Report, Simi Valley Landfill and Recycling Center, Ventura County, California, September 27, 2002. Pg. 2-2.). Waste Management accepts waste from a variety of sources, but they are restricted to the approval rate of 3,000 tons per day. Therefore, the SVLRC, at a minimum, has the ability to accept waste until 2022. Therefore, there would be no potential for a significant impact to the environment from an insufficient permitted capacity to accommodate the project's solid waste disposal needs.

#### XVI. MANDATORY FINDINGS OF SIGNIFICANCE:

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

Based on the answers to Section II. (Air Quality), Section III (Biological Resources), Section IV (Cultural Resources), and Section VII. (Hydrology and Water Quality), there will be a number of potentially significant impacts to the air quality, habitat, water quality, and potential cultural resources on the project sites, and these impacts will be mitigated to less than significant levels.

Therefore, with the incorporation of mitigation measures # 4 - 23 found on pages 2 - 6 of this report, there would be no potential for a significant impact to the environment from degradation of the quality of the environment, substantial reduction of habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reducing the number or restricting the range of an endangered, rare, or threatened species, or eliminating important examples of the major periods of California history or prehistory.

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

According to the Ventura County Air Pollution Control District Air Quality Management Plan (AQMP), if the project is consistent with the AQMP, it would have a less than significant cumulative impact on air quality (Ref. #3, Pg. 4-2). According to the Air Quality Assessment Guidelines of the Ventura County Air Pollution Control District (Ref. #3: Pg. 4-6, Sec. 4.2.3.1), consistency with the AQMP can be determined by comparing actual population in the City's Growth Area with the forecasted population in the AQMP. If the current estimated population of the City's growth area is below the forecasted populations for January 1st of the next year and the project conforms to the applicable General Plan designation, the project is determined to be consistent with the AQMP (Ref. #3: Pg. 4-6, Sec. 4.2.3.1). The AQMP forecasted population for the Simi Valley Growth Area is 131,207 for January 1, 2005. The current population for the Simi Valley Growth Area is 128,777. Since the current population of the Simi Valley Growth Area is less than the January 1, 2005, AQMP population forecast, the proposed project is consistent with the AQMP. Further, the project will not increase population in the Simi Valley Growth Area and a major component of the project will be the improvements to the existing trails along the Arroyo Simi, which in turn, will encourage the use of modes of transportation other than automobiles, thus



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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reducing vehicle miles traveled (VMT). Therefore, there would be no potential for a significant cumulative impact on air quality.

In order to address cumulative traffic impacts, the Circulation Element of the General Plan adopted a Level of Service (LOS) "C" as the design objective for the arterial street system. To meet this design objective, individual projects are required to provide circulation analysis and traffic improvements to meet LOS "C" at all affected intersections. Since the last update of the General Plan in 1988, the Traffic Model used by the City to determine impacts on the circulation system has been updated each time a General Plan Amendment has been approved so that the model is kept up-to-date. This project does not propose a General Plan Amendment and the current Traffic Model accounts for potential buildout of the site. The City Traffic Engineer has reviewed the project application and, using the City's Traffic Model, has determined that all intersections in the project vicinity will operate at LOS "C" at buildout with this project. Further, as noted above, the project has the potential to reduce VMT, thus improving the LOS at buildout of the project. Therefore, there would be no potential for a significant cumulative impact on traffic and transportation.

In 1990, the Master Plan of Drainage was developed to "present a planned program of drainage facilities required in the City to provide a reasonable degree of protection from flooding with respect to existing and anticipated land uses, including no structural damage in a 100-year frequency storm and street carrying capacity adequate for a 10-year frequency storm" (Ref. #21: Hawk and Associates, City of Simi Valley, Master Plan of Drainage, December 1990, Pg. 1). The Master Plan of Drainage identifies areas of infrastructure improvement needed to meet these drainage goals at build out of the General Plan. Projects that are located in these areas are required to contribute to these infrastructure improvements in order to ensure there is no cumulative impact on the environment from stormwater. The Master Plan of Drainage indicates that the existing drainage facilities utilized by this project do not require any additional improvement to handle runoff from a 10-year frequency storm at General Plan build out (Ref. #21: Plate 4A).

Further, as discussed in the answers to questions VII. g) & h), according to the VCWPD, the Arroyo channel and adjacent maintenance facilities are functioning at or below the designed 100-year flood capacity, and the floodway may extend outside of the channel bed and banks and overflow onto areas proposed for Greenway development. In addition, sections of the Arroyo Simi facilities are, or act as, levees, and must adhere to FEMA and ACOE guidelines in addition to VCWPD design standards. All improvements proposed within the Arroyo Simi channel and tributaries controlled by the VCWPD would be subject to VCWPD review and approval, and would be required to allow the 100-year flood capacity to be maintained. This includes locating Greenway improvements outside of the 100-year floodplain, and at least 15 feet from any levee, unless otherwise approved by the VCWPD. In addition, in late 2010, the VCWPD will initiate a watershed study focusing on the portion of the Arroyo Simi from Madera Road to the headwaters. This study will identify solutions for existing 100-year flood capacity deficiencies. The proposed Arroyo Simi Greenway improvements will be evaluated in the study to determine the feasibility of incorporating them with the Arroyo Simi and its tributaries. There are no structures intended for human habitation being proposed with this project. The City's Engineer has also reviewed the plans and has determined that the design is adequate to protect any park amenities from inundation by flood, and will meet all requirements of the City's Flood Damage Prevention Ordinance. Therefore, there would be no potential for a significant cumulative impact on the environment from flooding or the contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems on or off-site.

Every project, including this project, is required to comply with the countywide National Pollution Distribution Elimination System Permit (NPDES). Therefore, the project improvements will have

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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storm water drainage designs that comply with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) and calculating the Stormwater Quality Design Flow and Stormwater Quality Design Volume to determine the total amount and flow volume of water the design is required to clean. Compliance with these requirements ensures that each project filters the required amount of storm water contributed to the public drainage system and countywide pollutant concentrations comply with the NPDES permit. Therefore, there would be no potential for a significant cumulative impact on the environment from water pollution.

Since the project is consistent with the Air Quality Management Plan, Master Plan of Drainage, Flood Damage Prevention Ordinance, and the National Pollution Distribution Elimination Permit, and the City's traffic model indicates that all intersections affected by the project will operate at Level of Service "C" at buildout of the current General Plan, and mitigation measures will apply to the project to render cumulative effects less than considerable, there would be no potential for a significant impact to the environment from impacts that are individually limited, but cumulatively considerable.

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

Significant impacts to air quality, hydrology and significant impacts from hazardous materials, geologic conditions and noise have the potential to cause substantial adverse effects on human beings. Based on the answers to questions II. a), b), c), and d) and the mitigation provided, the project would not have a significant impact due to pollution, consistency with the Air Quality Management Plan, exposure of sensitive receptors to significant pollution concentrations, or odors. Based on the answers to questions V. a) i), ii), and iii), the project would not have a significant impact due to surface rupture, seismic ground failure, or landslides. Based on the answers to questions VI. a), b), c), d), the project would not have a significant impact due to the use or transport of hazardous materials, accidental release of hazardous materials, release of hazardous materials within a quarter mile of a school, or development on a hazardous materials site. Based on the answers to questions VII. a), b), d), e), and f) and the mitigation provided, the project would not have a significant impact due to erosion, flooding, and polluted runoff. Based on the answers to questions VII. g) and h), the project would not have the potential for a significant impact from placing a structure designed for human habitation within a 100-year flood zone or expose people or structures to a significant risk of loss, injury or death involving flooding. Based on the answers to questions X. a), b), and c), the project would not have a significant impact on the environment due to the exposure of persons to noise levels in excess of standards established in the General Plan, the increase of ambient noise by 10 dB (A), or a substantial temporary or periodic increase in ambient noise levels.

Therefore, there would be no potential for a significant impact to the environment from effects that will cause substantial adverse effects on human beings, either directly or indirectly.

## XVII. REFERENCES USED IN RESPONDING TO THIS QUESTIONNAIRE INCLUDE:

1. RRM Design Group, Arroyo Simi Greenway Specific Plan Administrative Draft, October 23, 2009.
2. City of Simi Valley, Title 9 of the City of Simi Valley Municipal Code, adopted 2006 with subsequent amendments.
3. Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, 2003.
4. Hunt & Associates, Biological Assessment and Compensatory Mitigation and Monitoring Plan, City of Simi Valley Water Quality Control Plant Bank Stabilization Project, June 25, 2008.
5. South Coast Wildlands, South Coast Missing Linkages Project: A Linkage Design for the Santa Monica-Sierra Madre Connection, 2006.
6. LSA, Final Wildlife Corridor Assessment Report, Ventura State Route 118, May 27, 2004.
7. California Department of Conservation: Division of Mines and Geology, State of California Earthquake Fault Zones: Simi Valley East Quadrangle, May 1, 1999.
8. California Department of Conservation, California Geologic Survey, State of California Seismic Hazard Zones, Simi Valley East Quadrangle, April 7, 1997.
9. City of Simi Valley, General Plan, Resolution No. 88-142, October 18, 1988.
10. 2007 California Building Code, California Code of Regulations Title 24, Part 2, Volume 1.
11. California Environmental Protection Agency, Department of Toxic Substances Control, Site Mitigation and Brownfields Reuse Program Database, March 1, 2006.
12. Larry Walker and Associates, Ventura Countywide Stormwater Quality Management Program: Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.
13. Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRMs), Community Number 060421/Panels 837, 839, 841, 843-844, 861, 863-864, and 868-869E, January 20, 2010.
14. Ventura County Flood Control District, Inundation Map for Las Lajas Dam, November 1999.
15. Calleguas Municipal Water District, Inundation Map for Bard Reservoir, July 1, 1973.
16. VTN West, Inc., A Report on Bard Reservoir and the Risk of Inundation Hazard with Respect to the Proposed Royal/Madera Specific Plan Area, September 1992.
17. California Division of Mines and Geology, Geology and Mineral Resources Study of Southern Ventura County, California, 1973.
18. California Department of Conservation, Division of Oil and Gas, District 2 Oil Fields Map, March 22, 2001.
19. California Department of Conservation, Division of Oil and Gas, Regional Wildcat Map, Map W2-1, June 12, 2001.
20. City of Simi Valley, City of Simi Valley Bicycle Master Plan, December 2008.
21. Hawk and Associates, City of Simi Valley, Master Plan of Drainage, December 1990.
22. Science Applications International Corporation, Final Supplemental Environmental Impact Report, Simi Valley Landfill and Recycling Center, Ventura County, California, September 27, 2002.
23. Cotton/Beland/Associates, Inc., Paleontologic Resource Assessment Overview, Simi Valley, Ventura County, California, 1986.
24. Program: Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.
25. Brown and Caldwell Environmental Engineers & Consultants, Southern California Water Company: Water Supply Assessment for Simi Valley System, July 23, 2003.

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

Case Planner:	Tony Stewart
Environmental Planner:	Monica Dionne
Project Engineer:	Dick Clark
Traffic Engineer:	Chic Dabbs
Fire Prevention Officer:	Michele Krieg
Senior Planner:	Lauren Funaiole



The U.S. Fish and Wildlife Service and Ventura County submitted comments regarding the revised Mitigated Negative Declaration. Listed below are staff's responses to the comment letters.

Response to comments in the U.S. Fish and Wildlife Service letter dated December 20, 2010:

1. Mitigation Measure #4 incorporates this requirement in that it states the project biologist will be in consultation with the Fish and Wildlife Service.
2. Staff will begin the recommended processes during the post-approval process.
3. Mitigation Measure #7 identifies the minimum fencing requirements to be installed around nests during project construction. The protected areas could be increased to be as large as the construction activities allow.
4. The Arroyo Simi Greenway Specific Plan does not identify further channelization of the Arroyo Simi.
5. Mitigation Measure #11 requires all new landscaping to exclude invasive and high water use species.
6. The project would not result in withdrawal of ground or surface water. The project will rely on imported water, consistent with all development projects in the City.

Response to comments in the Ventura County Air Pollution Control District letter, dated December 14, 2010:

1. The project will be constructed in accordance with all applicable VCAPD regulations.

Response to comments in the Ventura County Watershed Protection District, Water & Environmental Resources Division, Surface Water Quality Section letter, dated November 29, 2010:

1. The comment acknowledges that the project includes surface water quality protection provisions. No facts or detail were provided to substantiate the recommendation.
2. Section VIII of the project's Mitigated Negative Declaration states that the project will be required to adhere to the County's National Pollution Distribution Elimination System Permit. Further, the project will be constructed in accordance with all applicable regulations.
3. The project will be constructed in accordance with all applicable regulations.

Response to comments in the Ventura County Watershed Protection District, Groundwater Section letter, dated December 14, 2010:

1. The project does not propose to use groundwater. Section XVd of the Mitigated Negative Declaration states that the project will use approximately 11,088 gallons of water daily (12.42 acre-feet per year), which is less than three percent of the average annual increase in water delivery (525 acre-feet annually). The Waterworks District #8 and Golden State Water Company currently have an annual base demand of 22,089.3 acre-feet, with an ultimate contract limit of 132,535.8 acre-feet/year. Therefore, there will be a sufficient supply of water for the project.
2. As stated in the comment, the wastewater treatment plant has sufficient capacity to serve the project. Further, all restrooms associated with the project will be connected to the City's sewer system, as septic systems are not allowed in the City.



# United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Ventura Fish and Wildlife Office  
2493 Portola Road, Suite B  
Ventura, California 93003

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DEPARTMENT



IN REPLY REFER TO:  
81440-2011-CPA-0033

December 20, 2010

Monica Dionne  
City of Simi Valley  
2929 Tapo Canyon Road  
Simi Valley, California 93063-2100

Subject: Revised Mitigated Negative Declaration for the Proposed Arroyo Simi Greenway  
Specific Plan SP-S-28, Simi Valley, Ventura County, California

Dear Ms. Dionne:

This letter responds to a request from the City of Simi Valley (City) for our review and comments on the revised initial study and Mitigated Negative Declaration (MND) for the Arroyo Simi Greenway (Greenway) project in Simi Valley, California. The City's request was received in our office on November 18, 2010. The proposed Greenway would consist of an 11.96-mile long series of multi-use (pedestrian/bicycle/equestrian) paths and parks including connections to adjacent residential areas, businesses, and schools; as well as overlooks; rest stops; trail heads; and bridges over Arroyo Simi.

The U.S. Fish and Wildlife Service's (Service) responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act, and its implementing regulations, prohibit the taking of any federally listed endangered or threatened species. Section 3(19) of the Act defines take to mean to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Service regulations (50 CFR 17.3) define harm to include significant habitat modification or degradation which actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. Harassment is defined by the Service as an intentional or negligent action that creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways: through interagency consultations for projects with Federal involvement pursuant to section 7 of the Act or through the issuance of an incidental take permit under section 10(a)(1)(B) of the Act.

On December 18, 2009, we issued a letter to the City containing our comments on a previous version of the MND. We appreciate the City's consideration of those comments and the inclusion of most of those comments into the revised MND. We have additional comments and

Monica Dionne

recommendations based on our review of the revised MND. As mentioned in our December 18, 2009, letter, our comments do not constitute a full review of the proposed project's potential impacts to federally listed species. We offer the following comments and recommendations to assist the City in evaluating, planning, and implementing the proposed Greenway:

1. The biologist employed to conduct surveys for the southwestern willow flycatcher (*Empidonax traillii extimus*) and coastal California gnatcatcher (*Poliophtila californica californica*) should hold federal recovery permits for those species and be approved in advance by our office; 1
2. To avoid delays in implementation of the proposed project, we recommend that the City identify the involvement of any Federal agencies in the proposed project as that agency may need to consult with our office pursuant to Section 7 of the Act. The City should also assess the need for a habitat conservation plan and incidental take permit. We recommend that the City begin these processes, as appropriate, with our office as soon as possible; 2
3. One of the proposed minimization measures for nesting birds involves placing a fence around active nests to visually demarcate a "no-work" zone. Alternatively, we recommend fencing as much of the project area as necessary to protect the nest rather than surrounding the nest; 3
4. As mentioned in the City's letter, much of upper Arroyo Simi has been channelized to efficiently convey storm flows through Simi Valley, and other portions of Arroyo Simi have received hardened bank structures to protect adjacent development. We recommend that, to maintain as natural a system as possible, the City plan the placement of Greenway infrastructure in such a way that it will not likely require additional hardened bank protection in the future; 4
5. The project description provided to us does not specifically describe the type of landscaping that would be used in various parts of the Greenway. However, the revised MND does mention that parks will be installed along the Greenway. Urban parks usually contain lawns and other non-native vegetation that require more irrigation and maintenance than native vegetation. Also, non-native plants tend to provide less than ideal habitat for most native species (CNPS 2010). Maximizing the use of native plant species in the Greenway landscaping may save the City maintenance costs in addition to benefiting native species; and 5
6. The revised MND states that the Greenway would require 11,088 gallons of water per day (12.42 acre feet per year). We recommend that the City determine whether or not this increased withdrawal would impact sensitive species and habitats that rely on the source of this water. 6

Monica Dionne

We appreciate the opportunity to provide comments on the revised Mitigated Negative Declaration, and we look forward to working with you and the City in the future. If you have any questions regarding this letter, please contact David Simmons of our staff at (805) 644-1766, extension 368.

Sincerely,



Jeff Phillips  
Deputy Assistant Field Supervisor



## LITERATURE CITED

California Native Plant Society. "Why Garden with Native Plants." Accessed 16 December 2010. [http://www.cnps.org/cnps/grownative/why\\_native](http://www.cnps.org/cnps/grownative/why_native).

**VENTURA COUNTY  
AIR POLLUTION CONTROL DISTRICT**  
Memorandum

**TO:** Laura Hocking/Dawnyelle Addison, Planning

**DATE:** December 14, 2010

**FROM:** Alicia Stratton

**SUBJECT:** Request for Review of Revised Initial Study and Mitigated Negative Declaration for the Arroyo Simi Greenway Specific Plan SP-S-0028, Zone Change Z-S-0677, CUP-S-0723, City of Simi Valley (Reference No. 09-054-1)

Air Pollution Control District staff has reviewed the revised initial study and mitigated negative declaration for the project, which is a proposed development of an 11.96-mile long community greenway along the Arroyo Simi, consisting of park developments, multi-purpose trails, enhanced landscaping, and pedestrian walkways and bridges. The project location is Arroyo Simi, several tributaries, and adjacent Ventura County Watershed Protection District's right-of-way.

Section II of the revised mitigated negative declaration addresses air quality. We concur with the findings of this discussion that significant air quality impacts will not result from the project. The project will actually serve to decrease emissions due to the increased use of the Greenway as a safe means for bicycle or other means of non-motorized vehicle travel to places of employment, or to connect to alternative transportation such as bus stops, the Simi Valley train station, or Park & Ride locations.

Potential short-term impacts from temporary construction activities will be reduced through incorporation of the measures described on Page 12 of the mitigated negative declaration. No additional air quality mitigation is needed, although we recommend the following air emissions mitigation measure be incorporated as well to address potential short-term air quality impacts to help minimize fugitive dust and particulate matter that may result from construction activities on the site:

All project construction and site preparation operations shall be conducted in compliance with all applicable VCAPCD Rules and Regulations with emphasis on Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust), as well as Rule 10, (Permits Required).

If you have any questions, please call me at (805) 645-1426.



**Ventura County**  
**Watershed Protection District**  
**Water & Environmental Resources Division**  
**Surface Water Quality Section**

**MEMORANDUM**

**DATE:** November 29, 2010

**TO:** Laura Hocking, RMA – Planning Division

**FROM:** Ewelina Mutkowska, Surface Water Quality Section

**SUBJECT:** RMA 09-054-1 Arroyo Simi Greenway Specific Plan SP-S-28, Zone Change Z-S-677 & Master CUP - CUP-S-0723 Initial Study and Mitigated Negative Declaration

The Lead Agency (City of Simi Valley) prepared the Initial Study/Mitigated Negative Declaration (MND) in accordance with relevant provisions of the *California Environmental Quality Act (CEQA) of 1970*.

The Lead Agency is proposing a master Conditional Use Permit and Zone Change for the development of an 11.96-mile greenway along Arroyo Simi and along portions of its tributaries, consisting of park improvements, multipurpose trails, enhanced landscaping, habitat restoration, and pedestrian walkways and bridges.

The Watershed Protection District – Surface Water Quality Division has been asked to comment on the proposed project's IS/MND. The following are our comments.

**Section VII – Hydrology and Water Quality**

- |  |             |
|--|-------------|
| <ul style="list-style-type: none"> <li>a. It should be acknowledged within this section that Calleguas Creek Reach 7 (previously referred to as Arroyo Simi Reaches 1 and 2 on 1998 303(d) list) is listed as impaired for Sedimentation/Siltation on the recently approved 2008-2010 CWA Section 303(d) List as Category 5A. Although the referenced project includes surface water quality protection provisions, additional measures and precautions should be taken to prevent further degradation of water quality along Arroyo Simi.</li> <li>b. The document should clearly state in Section VII (f) that it must comply with the current Ventura County NPDES Municipal Stormwater Permit No. CAS004002.</li> <li>c. The project, depending on its size, may be required to comply with the State Water Resources Control Board General Construction Permit Order 2009-0009-DWQ effective July 1, 2010.</li> </ul> | ]<br>2<br>3 |
|--|-------------|

The technical review was completed by Ricardo Moreno.

If you have any questions, please call me at 645-1382.



**Ventura County**  
**Watershed Protection District**  
**Groundwater Section**

**MEMORANDUM**

**DATE:** December 14, 2010

**TO:** Laura Hocking, RMA – Planning Division

**FROM:** *Rick Vlergutz*  
Rick Vlergutz, WPD – Groundwater Section

**SUBJECT:** RMA 09-054-1 – Arroyo Simi Greenway SPECIFIC PLAN SP-S-28, ZONE CHANGE Z-S-677, & MASTER CUP-S-0723 REVISED INITIAL STUDY & MITIGATED NEGATIVE DECLARATION (REVISED MND).

**Project Description**

The City of Simi Valley and the Rancho Simi Recreation and Park District are proposing development of an 11.96 mile long community greenway along the Arroyo Simi (select portions along the length of the valley). The project will consist of improvements to existing park(s), new multi-purpose trails (bike, pedestrian, equestrian), enhanced landscaping, and new or improved pedestrian walkways and bridges over the Arroyo.

This project does not qualify for a Categorical Exemption from CEQA.

**Comments:**

The City of Simi Valley has indicated the anticipated water demand would be within the City's available annual supply volume, and the review documents specifically stated that no groundwater extraction wells would be used for this project. However, WPD staff contacted the City for clarification and we were told some groundwater may be used. WPD staff asked what the existing water and/or groundwater use currently is, and what the anticipated project water demand would be since no actual water volumes were included in the documents provided for review. City staff was not able to answer our questions, so estimated project water demand, and specific mitigations that might offset that demand are still unknown. We believe that answering the change in water use question is important to meet the required environmental analysis, but such information has not been provided.

Groundwater quality impacts for this proposed project are considered to be less than significant because the existing City of Simi Valley wastewater treatment plant has sufficient capacity to process all wastewater produced by the intended improvements and developments intended for this project. However verbal communication with City Planning staff indicated that not all aspects of the project would necessarily need sewer connections, or that portions of the project would not be connected for some years as dictated by future funding and infrastructure improvements. We found no clear statement in any of the provided review documents if any restrooms, drinking fountains, or other fixture units would be added as part of the project improvements.

Surface runoff will be controlled through use of strategically placed landscaping, detention basins, holding ponds, or bio-swales as specified in the City's stormwater and pollution prevention plans. Permeable pavements will be used wherever possible, and trails and parks will incorporate stormwater infiltration measures. No surface water use is proposed for this project, and it was specifically stated that all bridges or stream crossings will not interfere with flood channel flow or capacity.



**Project Review – RMA 09-054-1 (Arroyo Simi Greenway Specific Plan – City of Simi Valley)**

Although unspecified at this time, any water service (if needed) for this project (see previous comments above) will be provided by the City of Simi Valley. The City of Simi Valley Water Division (County Waterworks District No.8) has water sources available to serve the intended project, and is considered to have the ability to provide a permanent supply of domestic and/or municipal water for the proposed uses.

RV:dp

F:\wris\archive4\RMA 09-054-1a.doc

Dear Lisa

I am writing to complain about  
to be allotted the huge amount of  
money for the "arroyo" wash. It's ridiculous!

My home at 3304 Shenandoah backs up  
to the wash (also included part of the wash).  
I have allowed the bike path to cross my  
property but nothing else. It's leased to  
the Park District.

Any development on my land will  
be illegal. It will also attract the homeless  
and teenagers partying. Also crime.

I will fight it vigorously!

Beverly Eggerman

ENVIRONMENTAL SERVICES  
DEPARTMENT

09 DEC -3 AM 10:59

RECEIVED

CITY OF SIMI VALLEY



## Neighborhood Council Development Review Meeting Summary

Neighborhood Council No: 1  
 NC Meeting Date: February 3, 2011  
 Project No(s): SP-S-28/Z-S-677/CUP-S-723  
 Project Description: Arroyo Simi Greenway Project  
 Case Planner: Tony Stewart

**The audience members asked questions relating to:** the construction of the project in phases; proposed landscaping; and the use of local contractors.

**The Executive Board members made comments and asked questions relating to:** positive comments about the benefits of the project to the community; and questions about maintenance, public safety, liability, availability of grant funding, presence of lighting, anticipated groundbreaking, precautions during a flood event, and how the zone change and specific plan affect the existing zoning.

**The applicant responded to the above comments and questions as follows.**

The timeline for the project is fluid depending on the availability of funding so it does not have a comprehensive schedule for phases to be completed. The goal is to secure grant funding over the next 20 to 30 years to construct all the improvements. The future value of the estimated costs is approximately \$60 million. A grant for \$800,000 from the State of California and matching funds of \$100,000 each from the City and Rancho Simi Recreation and Park District (RSRPD) will be used for paving the south side of the Arroyo Simi between Erringer Road and Sequoia Avenue, 17 new trail entries, park furniture, interpretive signs and other signage, and banners. The City and RSRPD will continue to pursue future grant opportunities. It is planned to have this first portion of the project completed by the end of the year. Any new trees proposed, which are mostly at intersections, are subject to approval by the Watershed Protection District. RSRPD currently maintains over 1,000 existing trees in the Arroyo Simi and will be responsible for the ongoing maintenance after the improvements. The bid process will be handled by RSRPD pursuant to its requirements. Security of the area is the primary responsibility of the Simi Valley Police Department and will be supplemented by the Park Rangers. The gateways and certain other areas will be lit but the majority of pathways will not in order to avoid being intrusive. The gates and pathways will fully accommodate emergency and maintenance vehicles and can be secured to restrict access in the event of a flood. Otherwise, the gates will remain open. Restrooms will be locked in the evening. The

SP-S-28/Z-S-677/CUP-S-723

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Specific Plan becomes an overlay and creates two types of zoning simultaneously to allow consistency throughout the project area while still allowing the flexibility of the previously existing zoning.

**Upon conclusion of the discussion, the following motion was made by Alan Barkwill and seconded by Janet Hubbell:**

**MOTION: Recommend that the Planning Commission approve the Arroyo Simi Greenway Project, as presented.**

<b>Executive Board vote:</b>	<b>7 Ayes;</b>	<b>0 Noes;</b>	<b>0 Abstentions</b>
<b>Audience vote:</b>	<b>1 Aye;</b>	<b>0 Noes;</b>	<b>0 Abstentions</b>
<b>Unincorporated Area vote:</b>	<b>0 Ayes;</b>	<b>0 Noes;</b>	<b>1 Abstention</b>

**The motion carried.**





## Neighborhood Council Development Review Meeting Summary

Neighborhood Council No: 2  
 NC Meeting Date: January 11, 2011  
 Project No(s): SP-S-28/Z-S-677/CUP-S-723  
 Project Description: Arroyo Simi Greenway Project  
 Case Planner: Tony Stewart

**The audience members asked a question relating to:** the environmental review and whether an archeologist was required because of significant impacts on cultural resources.

**The Executive Board members made comments and asked questions relating to:** commented on the good job of creating the project and questions related to the required approvals, timeline for completion, costs, funding sources, access to the Arroyo Simi by adjacent residents, requirements placed on adjacent residents for future fencing upgrades in areas that front the Arroyo Simi, landscape maintenance, deterrents to the homeless population, and accessibility for emergency vehicles.

**The applicant responded to the above comments and questions as follows.**

The applicant indicated that he believed the environmental review to require the services of an archeologist. He stated that the project was still subject to Planning Commission and City Council approvals; however, the concept was developed through a collaboration of the City, Rancho Simi Recreation and Park District (RSRPD), and consultants. The timeline for the project is fluid depending on the availability of funding. The goal is to secure grant funding over the next 20 to 30 years to construct all the improvements. The future value of the estimated costs is approximately \$60 million. Access to the Arroyo Simi from adjacent properties will be restricted for safety purposes; however, the public entrances will be improved to enhance accessibility while still allowing access to be limited during a flood event. The improvement plan will not modify adjacent property owners' fencing but will add landscaping. There will be design standards to serve as a suggestion for future fencing improvements but changes to existing fencing will not be required. RSRPD currently maintains over 1,000 existing trees in the Arroyo Simi and will be responsible for the ongoing maintenance after the improvements. The hope is that as residents increase their use of the Arroyo Simi that the extra physical presence will serve as a deterrent to homeless individuals and other incidents of crime. Additionally, any benches exceeding four feet will have a bar separating the seating area to serve as a deterrent to those who would like to use the benches as

SP-S-28/Z-S-677/CUP-S-723

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more than an intermittent resting place. The gates and pathways will fully accommodate emergency and maintenance vehicles.

Upon conclusion of the discussion, the following motion was made by Gerald Smith and seconded by Jan Gnesda:

**MOTION:** Recommend that the Planning Commission approve the Arroyo Simi Greenway Project, as presented.

Executive Board vote:	8 Ayes;	2 Noes;	0 Abstentions
Audience vote:	2 Ayes;	0 Noes;	1 Abstention
Unincorporated Area vote:	None		

The motion carried.



## Neighborhood Council Development Review Meeting Summary

Neighborhood Council No: 3  
 NC Meeting Date: January 13, 2011  
 Project No(s): SP-S-28/Z-S-677/CUP-S-723  
 Project Description: Arroyo Simi Greenway Project  
 Case Planner: Tony Stewart

**The audience members asked a question relating to:** the availability of the specific plan and visioning study on the City's website.

**The Executive Board members made comments and asked questions relating to:** positive comments on the various park elements dispersed through the project, stated concerns about it becoming a magnet for homeless individuals, and questioned the location of the first portion of the improvements, timeframe and funding, landscaping and irrigation, hours of accessibility, and availability of emergency telephones.

**The applicant responded to the above comments and questions as follows.**

The applicant indicated that the visioning study is currently available on the City's website and the specific plan document should be available soon. Rancho Simi Recreation and Park District will be posting the documents on its site in the near future. The timeline for the project is fluid depending on the availability of funding. The hope is that as residents increase their use of the Arroyo Simi that the extra physical presence will serve as a deterrent to homeless individuals and other incidents of crime. There are not a lot of secluded places for individuals to sleep except under the bridges. Additionally, any benches exceeding four feet will have a bar separating the seating area to serve as a deterrent to those who would like to use the benches as more than an intermittent resting place. The goal is to secure grant funding over the next 20 to 30 years to construct all the improvements. The future value of the estimated costs is approximately \$60 million. A grant for \$800,000 from the State of California and matching funds of \$100,000 each from the City and RSRPD will be used for paving the south side of the Arroyo Simi between Erringer Road and Sequoia Avenue, 17 new trail entries, park furniture, interpretive signs and other signage, and banners. It is planned to have this first portion of the project completed by the end of the year. Any new trees proposed, which are mostly at intersections, are subject to approval by the Watershed Protection District. RSRPD currently maintains over 1,000 existing trees in the Arroyo Simi and will be responsible for the ongoing maintenance after the improvements. The gates and pathways will fully accommodate emergency and maintenance vehicles and can be secured to

SP-S-28/Z-S-677/CUP-S-723

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restrict access in the event of a flood. Otherwise, the gates will remain open. Restrooms will be locked in the evening. Security of the area is the primary responsibility of the Simi Valley Police Department and will be supplemented by the Park Rangers. Emergency telephones are allowed but not requested at this time.

Upon conclusion of the discussion, the following motion was made by Russ McClellan and seconded by Robert Trulik:

**MOTION:** Recommend that the Planning Commission approve the Arroyo Simi Greenway Project, as presented.

Executive Board vote:	7 Ayes;	0 Noes;	0 Abstentions
Audience vote:	1 Aye;	0 Noes;	0 Abstentions
Unincorporated Area vote:	None		

The motion carried.





## Neighborhood Council Development Review Meeting Summary

Neighborhood Council No: 4  
 NC Meeting Date: January 18, 2011  
 Project No(s): SP-S-28/Z-S-677/CUP-S-723  
 Project Description: Arroyo Simi Greenway Project  
 Case Planner: Tony Stewart

**The audience member made comments relating to:** concerns about water shortages and suggested a more drought tolerant planting palate such as cacti.

**The Executive Board members made comments and asked questions relating to:** suggestions for incorporating a banner program and City event information at kiosks throughout the project; concerns about the passive park at the S-Curve on Los Angeles Avenue creating a congregation area for homeless individuals; the project being beautiful but that it raises concerns about certain areas due to the lack of visibility and the associated public safety concerns; appreciation for the horse trails; concern that the amount of vegetation doesn't seem appropriate due to water shortages and ongoing maintenance costs; concerns about the long-term affects of the economy turning the project into one large homeless colony; question about the use of water from the Arroyo Simi for irrigation; question about whether the pathways will allow for emergency vehicle access; question about the potential use of eminent domain; inquiry about the disconnect in the bike path at Stearns Street and Los Angeles Avenue; and inquiry about where the staging area for Watershed Protection District will be moved to.

**The applicant responded to the above comments and questions as follows.**

The planting palate will be drought tolerant with much of the vegetation being existing. There will be plexi-glass enclosed kiosks that RSRPD will maintain. The kiosks will include a map, interpretive signage and a community bulletin board. The City is working on a reclaimed water system for irrigation in the future. The pathways allow for maintenance and emergency vehicles to access the Arroyo Simi and access to the pathways can be limited if there is a flood event. The City is working on the continuity of the bike path as well as the property ownership issues that prevent the improvements from extending past Yosemite Avenue. The City does not support the use of eminent domain and will continue working with property owners to facilitate the improvements. The staging area that the Watershed Protection District

SP-S-28/Z-S-677/CUP-S-723

Page 2 of 2

currently uses on Sycamore Drive is for short-term use. The District will make workload accommodations to eliminate the need of that staging area.

Upon conclusion of the discussion, the following motion was made by Vicki Tann and seconded by Mary Evans:

**MOTION:** Recommend that the Planning Commission approve the Arroyo Simi Greenway Project, as presented.

<b>Executive Board vote:</b>	<b>5 Ayes;</b>	<b>4 Noes;</b>	<b>0 Abstentions</b>
<b>Audience vote:</b>	<b>0 Ayes;</b>	<b>1 No;</b>	<b>0 Abstentions</b>
<b>Unincorporated Area vote:</b>	<b>None</b>		

The motion carried.