Runkle Canyon

Final Environmental Report

Draft Addendum

SCH No. 2002121143

May 2012

City of Simi Valley
Department of Environmental Services
3855-A Alamo Street
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DRAFT

Addendum to the Runkle Canyon Specific Plan Final Environmental Impact Report

State Clearinghouse No. 2002121143

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TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

Appendices

1.0 INTRODUCTION

SUMMARY

This is the Addendum to the Final Environmental Impact Report (Final EIR) for the Runkle Canyon Specific Plan certified April 26, 2004. This introduction describes the background of the planning and environmental review process conducted by the City of Simi Valley for the Runkle Canyon Specific Plan project and the purpose and organization of this Addendum, which assesses the potential environmental effects of a proposed extension of the Runkle Canyon development agreement from June 10, 2014, to June 10, 2019, and approval of a Conditional Use Permit (CUP) for the proposed park and modifications to the approved Planned Development Permit.

PURPOSE OF AN ADDENDUM

When a Final EIR has been certified for a project, the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines* define standards and the procedure for additional environmental review. Sections 15162 through 15164 of the *State CEQA Guidelines* define the standards for determining the level of additional environmental review required when an EIR has been certified for a project.

When it can be determined that neither the proposed changes to the project, changed circumstances, nor new information result in the identification of new significant impacts, or the substantial increase in the severity of significant impacts identified in the certified EIR, an Addendum to an EIR may be prepared. Public review of an Addendum is not required by CEQA. If new significant impacts or a substantial increase in the severity of significant impacts identified in the previous EIR would result, then preparation and circulation of a Subsequent or Supplemental EIR for additional public review is required.

This Addendum to the certified Runkle Canyon Specific Plan Final EIR has been prepared because:

1. no substantial changes are proposed in the project that will require major revisions of the previous EIR due to the occurrence of new significant effects or a substantial increase in the severity of previously identified significant impacts;

2. no substantial changes in circumstances under which the project is undertaken will occur that will require major revisions of the previous EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and

3. no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was prepared, shows any of the following:

    a. the project will have one or more significant effects not discussed in the previous EIR;

b. significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,

d. mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis of the proposed extension of the development agreement and additional discretionary approvals for the Runkle Canyon Specific Plan contained in this Addendum supports the conclusion that changes to the circumstances under which the Runkle Canyon community will continue to develop will not result in any new significant impacts nor any substantial increase in the severity of any of the significant impacts identified in the certified Runkle Canyon Specific Plan Final EIR. Additionally, no new information of substantial importance has been identified that indicates that the extension of the development agreement, modifications to the Planned Development Permit, or approval of the CUP for the proposed park, would result in any new significant impacts any substantial increase in the severity of the significant impacts identified in the certified Runkle Canyon Specific Plan Final EIR.

This Addendum provides an update to the environmental information in the Runkle Canyon Specific Plan EIR. It includes an update to the analysis of the impacts of the proposed extension of the development agreement and the additional discretionary approvals, and presents a comparison of the environmental impacts of this proposal with the impacts identified in the certified Final EIR. The analysis of the additional discretionary approvals is limited to the modifications to the approved Planned Development Permit and the CUP for the proposed park.

This Addendum provides the following information for each environmental topic addressed in the original EIR: First, a summary of impacts identified in the certified Final EIR is provided. This is followed by an analysis of the proposed extension of the development agreement and anticipated discretionary approvals, and then these impacts are compared with the impacts identified in the certified Final EIR. This analysis includes, where applicable, discussion of the City's Draft 2030 General Plan as well as other new City, state or local rules, regulations, and ordinances.

Following this introduction, the background of the Runkle Canyon Specific Plan project is described. This background section is followed by a description of the Specific Plan and the proposed project modifications. The environmental analysis follows the project description section.

BACKGROUND

The Runkle Canyon Specific Plan project is located in and adjacent to the southern portion of the City of Simi Valley (City), which is in the northern portion of the Simi Hills. The Specific Plan Area is generally located at the southern end of Sequoia Avenue to the south of Fitzgerald Road. The project site consists of approximately 1,595 acres designated as a specific plan area in the Simi Valley General Plan.

The approved Runkle Canyon Specific Plan allows a mix of residential types, open space, a neighborhood park, a multi-use trail system, and an area for the potential future development of a golf course within the Specific Plan Area. Residential development is permitted on approximately 140 acres in the northern portion of the Specific Plan Area. A total of 461 residences are allowed, including 138 senior housing units, 62 of which would be affordable housing, 298 single-family homes, and 25 single-family estate homes.

Approximately 1,456 acres of the Specific Plan area are designated for open space and recreational uses, including a 10.1-acre neighborhood park, 1,151 acres of open space, approximately 18.2 acres for a water storage tank and an emergency helispot, and approximately 218 acres designated for the potential future development of a golf course. Recreational opportunities will be provided throughout the open space areas via public paths, sidewalks, and trails. The trails identified in the Specific Plan Area will complement the development of a coordinated multi-use trail network for equestrian, hiking, and bicycling uses throughout the City.

The primary access to the Specific Plan Area is from Sequoia Avenue, which will serve the majority of the proposed residential development. Secondary project access will be provided by the extension of Talbert Avenue into the site. Access to the portion of the estate lot homes and a small number of single-family homes is proposed through the extensions of several existing streets located along the northern portion of the Specific Plan Area, including Watson Avenue, Comet Avenue, Cobbler Hill Court, High Point Place, and Hazelnut Court.

In order to implement the proposed project, the City adopted the proposed Runkle Canyon Specific Plan (SP-S-24) and approved several other related discretionary actions necessary to implement the proposed Specific Plan.

These related actions include:

1. General Plan Amendment (GPA-58) revised the Land Use designations for the project area to be consistent with the proposed land uses, modification of the Specific Plan Criteria for Runkle Canyon; elimination of the Sequoia Avenue extension off-site to the Brandeis-Bardin property and provision

of a local street connection to this property instead, modification of the enriched parkway for Sequoia Avenue, and amendment of the Master Trails System Map.

2. Zone Change (Z-S-570), to change the zoning to be consistent with the Amendment to the Simi Valley General Plan.

3. Amendment of the City of Simi Valley Sphere of Influence Line to add approximately 1,192 acres.

4. Initiation of reorganization of the City of Simi Valley (ANX-73) of approximately 1,531 acres of the Specific Plan Area to the City of Simi Valley and removing this same area from the Ventura County Resources Conservation District and annexation to the Simi Valley Lighting District.

5. Tentative Parcel Map (TP-S-616) (Large Lot Conveyance Map) to create eight large parcels for the purpose of conveyance.

6. Tentative Tract Map (TT-5364) to create 298 detached single-family residential lots, 25 detached single-family estate lots, one lot for 138 senior units within the project area, one lot for a senior recreation facility, one lot for a neighborhood park, one lot for Homeowners Association (HOA) recreation/open space, one lot for a helispot, one lot for a water tank, open space lots, and lots for infrastructure improvements.

7. Planned Development Permit (PD-S-930) for site grading, common area improvements and infrastructure for the project site, excluding the potential future golf course to support the development of 461 future residential units.

8. An Affordable Housing Agreement for 62 units.

9. A Development Agreement (DA-04-01).

The Simi Valley City Council certified the Final EIR and approved the Runkle Canyon Specific Plan and these related actions on April 26, 2004. Subsequent to the City approving the project, the Ventura Local Agency Formation Commission approved an amendment to the City of Simi Valley Sphere of Influence to include the entire Specific Plan Area and annexation of the site to the City in September 2004.

Development of the project has not started. The development agreement would expire on June 10, 2014. This Addendum anticipates the extension of the development agreement for an additional five-year term through June 10, 2019. This Addendum also anticipates future discretionary approvals, in particular, the anticipated modifications to the Planned Development Permit (PD-S-930) and a CUP for the proposed park.

These approvals would not amend or otherwise change the Specific Plan; rather they will provide additional clarification to elements contained within the Specific Plan. The modifications to the Planned Development Permit will provide detail on the architectural features of the house structures, including the single-family and senior townhomes. The applicant will submit plot, floor, and elevation plans that

may include clarification on features such as building color and materials. However, these plans will not modify elements of the approved Specific Plan that govern density, scale, massing, orientation, setback, or height. The plans for the residences and senior recreation clubhouse will be consistent with the Specific Plan Development Standards, Design Guidelines, and the Simi Valley Municipal Code.

This Addendum also contemplates approval of a CUP for the proposed park. Similar to the modifications to the Planned Development Permit, the CUP will provide additional detail on the proposed park but will not modify the approved Specific Plan.

2.0 PROJECT DESCRIPTION

SUMMARY

The proposed extension of the development agreement and the additional discretionary approvals would not result in any change to the location or intensity of land uses permitted within the Specific Plan Area.

ADOPTED RUNKLE CANYON SPECIFIC PLAN

The Runkle Canyon Specific Plan Land Use Plan is shown in **Figure 2.0-1, Specific Plan Land Use Map**. As shown in this plan, the Specific Plan allows residential uses on portions of the Specific Plan Area and passive and active open space uses on the remainder. The location of these uses within the Specific Plan Area is defined by the planning areas established in the Specific Plan as shown in **Figure 2.0-1**.

Residential uses are permitted on approximately 140 acres in the northern portion of the Specific Plan Area. The location of residential uses adjacent to existing residential development along the northern boundary of the Specific Plan Area allows for connection with the existing street system and infrastructure such as sewer and water lines in these neighborhoods.

The residential community allowed by the approved Specific Plan consists of three different neighborhood types: (1) a small number of single-family estate lots; (2) single-family neighborhoods; and (3) a senior housing neighborhood located in the central portion of the residential community.

Primary access to the residential community will be provided from an extension of Sequoia Avenue. Secondary access to the residential community will be provided by the extension of Talbert Avenue into the site to connect to an east-west street that connects to Sequoia Avenue. Other streets branching off from Sequoia Avenue will provide access to the other portions of the residential community. Access to some of the proposed estate lots and a small number of single-family lots will be provided through the extension of several existing streets located along the northern portion of the Specific Plan Area.

Approximately 1,456 of the approximately 1,595 acres in the Specific Plan Area will remain as open space. These open space areas would include 1,151 acres of preserved open space areas, along with active recreational areas, an area containing a new water tank and other public facilities, and an area set aside for a potential future golf course. As shown in **Figure 2.0-1,** the open space areas include the southern half of the Specific Plan Area and areas to the east and west of the proposed residential neighborhoods. The Specific Plan permits the development of a potential future golf course on approximately 218 acres located in the northwestern portion of the Specific Plan Area. If no public agency wishes to construct and operate a potential future golf course on this portion of the Specific Plan Area, this area will also remain

open space. Recreational opportunities are provided throughout the open space network via public paths, sidewalks, and trails.

Planning Areas

The Specific Plan Area created 14 planning areas shown in **Figure 2.0-1, Specific Plan Land Use Map**. **Table 2.0-1, Planning Area Statistical Summary**, shows the land use designation, size, and allowed density of development. As shown in this table, Planning Areas 1 through 10 allow residential uses and the remaining four planning areas would be open space areas. The planning characteristics of the residential and open space planning areas are discussed below.

Residential Planning Areas

Estate Residential

The Specific Plan allows a total of 25 residential estate lots. Single-family residential estate lots are allowed in Planning Areas 1, 6, 7, and 10. These lots will be at least 1 acre in size and dispersed throughout the residential community, with the majority located adjacent to existing homes in the neighborhoods to the north of the Specific Plan Area.

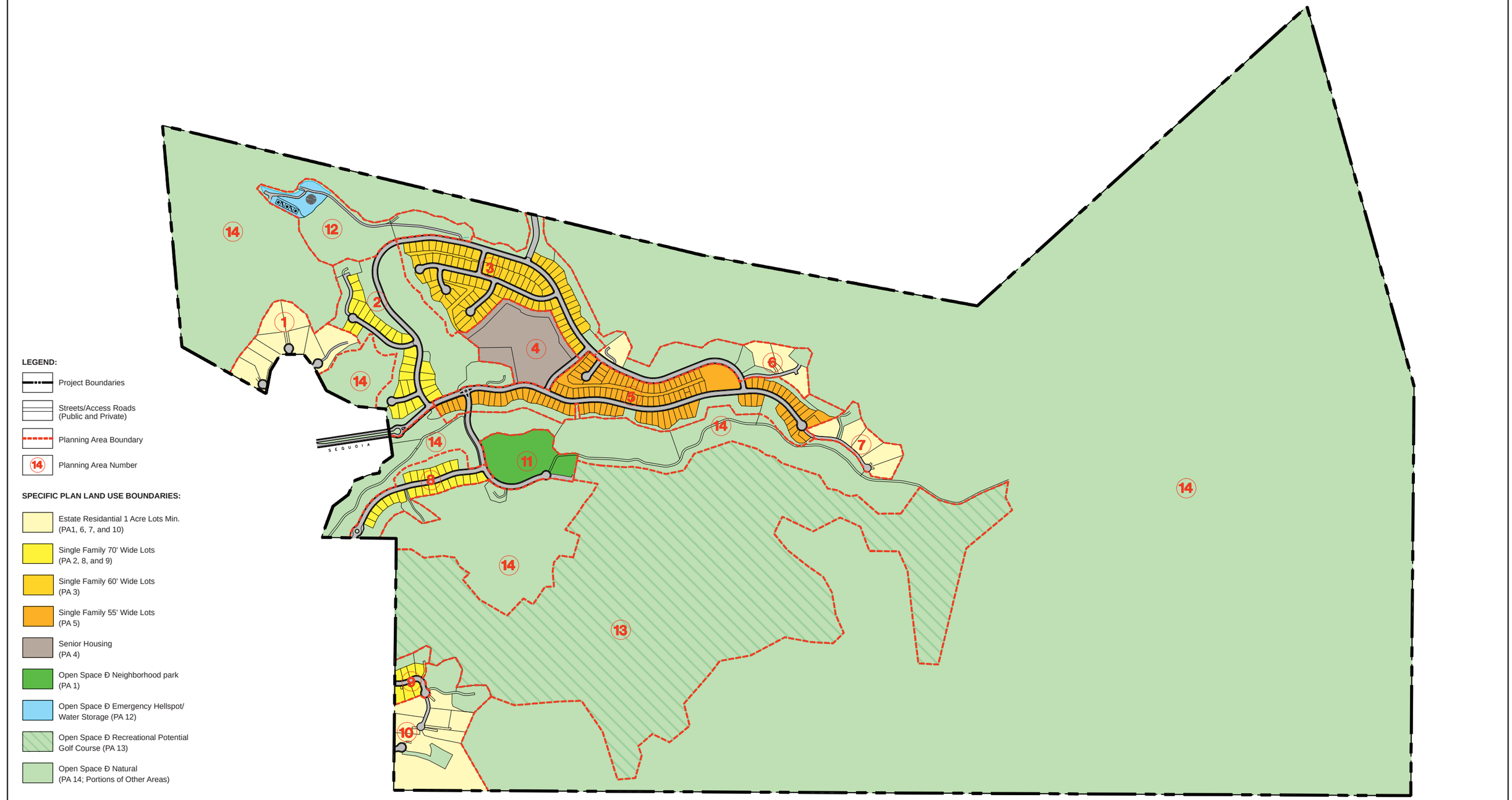
Other Residential Planning Areas

The proposed Specific Plan would also allow development of 298 single-family home lots of varying lot widths, as described below.

Single-Family Detached 70-Foot-Wide Lots - Planning Areas 2, 8, and 9 allow the development of 64 single-family home lots with a width of 70 feet measured at the required front setback line. These lots are located in the northern portion of the Specific Plan Area adjacent to the existing homes.

Single-Family Detached 60-Foot-Wide Lots - A total of 108 single-family lots with a width of 60 feet as measured at the required front setback line are allowed in Planning Area 3. These lots are located in the northeastern portion of the Specific Plan Area.

Single-Family Detached 55-Foot-Wide Lots - Planning Area 5 allows development of 126 single-family lots with a width of 55 feet as measured at the required front setback line. Lots of this kind would be located in the north and central portions of the Specific Plan Area. A small "pocket" park, planned for passive recreational uses only, is also permitted within Planning Area 5.



SOURCE: Runkle Canyon Draft Specific Plan - February 2004

FIGURE **2.0-1**

Specific Plan Land Use Map

24-08•12/11

Table 2.0-1
Planning Area Statistical Summary

Planning Area	Land Use Specific Plan Category/ Zoning District[1]	Dwelling Units	Residential Acres[2]	Residential Density (du/acre)	Open Space Acres[3]	Total Acres
1	SFD Estate RE(SP)	9	12.9	0.7	0.2	13.1
2	SFD 70-Foot-Wide RM(SP)	31	12.8	2.4	23.1	35.9
3	SFD 60-Foot-Wide RM(SP)	108	27.6	3.9	7.1	34.7
4	Senior RMod(SP)	138	14.9	9.3	0.0	14.9
5	SFD 55-Foot-Wide RMod(SP)	126	30.7	4.1	8.8	39.5
6	SFD Estate RE(SP)	4	8.3	0.5	7.9	16.2
7	SFD Estate RE(SP)	5	6.3	0.8	1.0	7.3
8	SFD 70-Foot-Wide RM(SP)	26	7.2	3.6	4.6	11.8
9	SFD 70-Foot-Wide RM(SP)	7	2.7	2.6	1.1	3.8
10	SFD Estate RE(SP)	7	16.3	0.4	5.6	21.9
11	Open Space - Neighborhood Park OS(SP)	N/A	N/A	N/A	10.1	10.1
12	Open Space - Emergency Helispot/ Water Storage W(SP)	N/A	N/A	N/A	18.2	18.2
13	Open Space - Recreational (Potential Golf Course) OS(SP)	N/A	N/A	N/A	217.5	217.5
14	Open Space OS(SP)	N/A	N/A	N/A	1,150.6	1,150.6
Totals		**461**	**139.7**	**3.3**	**1,455.8**	**1,595.5**

[1] *RE(SP) = Residential Estate; RM(SP) = Residential Medium; RMod(SP) = Residential Moderate; OS(SP) = Open Space; W(SP) = Water Storage.*

[2] *Includes residential lots and public streets/private drives.*

[3] *Includes graded slopes, fuel modification areas, water quality basins, infrastructure/public facility access roads, and natural undisturbed open space.*

Senior Housing - Planning Area 4 allows the development of a total of 138 age-restricted senior housing units on approximately 15 acres in the center of the residential community. A minimum of 62 of the senior housing units will be affordable. The senior housing neighborhood will include a senior recreation facility for use by residents. This planning area is located in the northeastern portion of the Specific Plan Area.

Open Space Planning Areas

Neighborhood Park

Planning Area 11 is approximately 10 gross acres in size and provides an approximately 9 net acre neighborhood park site. The conceptual neighborhood park, which would be developed in two phases, is shown in **Figure 2.0-2**. This park will be developed and operated by the Rancho Simi Recreation and Parks District. The neighborhood park site will be located near the end of the proposed extensions of Talbert and Sequoia Avenues. The neighborhood park will allow for a variety of passive recreation uses on approximately 5 acres, while the remaining approximately 4 acres would remain or be returned to a natural condition. This neighborhood park will also provide a trailhead to access the multi-use trail network.

Public Facilities

Planning Area 12 provides an approximately 18.2-acre area for the construction of a 2-million-gallon water tank in the northeastern portion of the Specific Plan Area in accordance with the Southern California Water Company Master Plan. This planning area will also provide a location for an emergency helispot for use by the Ventura County Fire Protection District (VCFPD) as well as wireless telecommunications facilities for use by public safety agencies.

Recreation

Planning Area 13 includes 218 acres available for the development of a potential future 18-hole golf course to be operated by a public agency. Currently there is no proposal from a public agency to operate the potential future golf course. The actual design of the potential future golf course would be the future responsibility of the golf course operator, and the approval of that design would be subject to review under a separate discretionary permit in the future.

SOURCE: Runkle Canyon Specific Plan Ð February 2004

FIGURE **2.0-2**

Conceptual Neighborhood Park

24-08•12/11

Open Space

Approximately 1,151 acres of open space, exclusive of the golf course and parks, will be preserved throughout the Specific Plan Area. This includes areas of natural slopes, prominent ridgelines, sensitive habitat areas, riparian areas, and other open space features located within the Specific Plan Area. Paths, sidewalks, and multi-use trail connections will be provided to allow public access to these open space areas. Included within the open space area is Dry Lake (in the western portion of Burro Flats), a large mesa on the crest of the Simi Hills in the southern portion of the site that has been designated for preservation in the City's General Plan.

PROPOSED EXTENSION OF DEVELOPMENT AGREEMENT AND ADDITIONAL DISCRETIONARY APPROVALS

The proposed project would extend the term of the development agreement for the project for a term of five years. Currently, the development agreement is set to expire June 10, 2014. With approval of the proposed extension, the development agreement would expire June 10, 2019. No changes to any of the terms of the development agreement are being requested. In addition to the extension of the development agreement this Addendum anticipates future discretionary approvals. These approvals include modifications to the Planned Development Permit that will provide additional detail on certain architectural elements of the proposed residences such as building material and color, but would not deviate from the approved Specific Plan in terms of height, scale, massing, etc. A CUP for the proposed park will provide additional detail to the park plan while remaining consistent with the approved Specific Plan.

3.0 IMPACT ANALYSIS

SUMMARY

This analysis section includes separate subsections for each environmental topic addressed in the certified Runkle Canyon Specific Plan Final EIR. Each topical section first presents a summary of the information and conclusions of the analysis in the Final EIR. Updated information reflecting any change in the environmental setting related to each topic is presented in each subsection followed by analysis of the environmental impacts of Runkle Canyon with the extension of the development agreement and the additional discretionary approvals. For each topic a determination is also made on whether the current proposal would result in any new significant impacts or any substantial increase in the severity of the impacts identified in the Runkle Canyon Specific Plan Final EIR.

AESTHETICS

Summary of Analysis in the Certified Runkle Canyon Final EIR

The EIR provided analysis of the significance of changes to the visual character of the area that would result from implementation of the Runkle Canyon Specific Plan. The Specific Plan Area is situated in the southern portion of Simi Valley near urban and semi-rural land uses. The topography of the Specific Plan Area is characterized by a series of east-to-west and south-to-north trending ridges separated by Runkle Canyon. Elevations range from 1,000 feet above sea level in the northern portion of the Specific Plan Area to over 2,000 feet in the southern portion. The higher part of the site is visible from locations throughout Simi Valley. Specifically, motorists traveling State Route 118 (SR-118) within the City have views of the higher southern portion of the Specific Plan Area. Views from these locations are largely of the hills and prominent ridgelines within the Specific Plan Area.

Visual simulations prepared and included in the Final EIR demonstrated that the residential community and other related improvements would not be highly visible from locations in the floor of Simi Valley. This is due to the fact that the majority of the site, including the most visible higher elevations, will remain as open space, while the proposed residential units are located in areas that do not affect prominent ridgelines and are developed to blend in with the natural setting of the project site.

The design of the Specific Plan utilizes the topographic features of the site to reduce visual impacts on the surrounding neighborhoods. As a result, the Final EIR determined that the vast majority of the residential community and the potential future golf course would not be visible from neighborhoods adjacent to the project area. The limited portions of the residential community that would be visible from the surrounding neighborhoods would be designed to visually blend into the existing residential

neighborhoods in order to reduce visual impacts by the greatest extent possible. The EIR also evaluated potential light and glare impacts. While new sources of light and glare will be introduced into the Specific Plan Area as a result of implementation of the Specific Plan, the levels of light and glare will be similar to those associated with existing neighborhoods to the north. No significant aesthetic impacts were identified in the Final EIR.

The Final EIR identified mitigation measures that would preserve and replace natural vegetation (Venturan Coastal Sage Scrub, Valley Oak Woodland, Mulefat Scrub, Northern Mixed Chaparral, etc.) that is disturbed by development activities. Such mitigation would also serve to mitigate impacts on aesthetic resources.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The proposed project would extend the development agreement that implements the Runkle Canyon Specific Plan by five years, to 2019. The proposed project also includes additional discretionary approvals. Modifications to the Planned Development Permit, will provide additional detail on certain architectural design elements such as color and building materials but will not change the basic element of the approved Specific Plan including height, setback, and building orientation. A CUP for the proposed park is also included as part of the proposed project. No additional changes to the amount or type of allowed land uses, or any other aspects of the approved Specific Plan are proposed. This includes aspects of the project that may affect aesthetics such as, siting, size, height, and massing. While the modifications to the Planned Development Permit will have an effect on the aesthetic design of the proposed project, the overall architectural style of the buildings will remain consistent with the design guidelines and standards in the approved Specific Plan.

The proposed extension of the term of the approved development agreement would not have any effect on scenic views as the scale and character of the development allowed by the adopted Specific Plan would not change. The Planned Development Permit modifications will provide additional detail on the design of the buildings permitted by the Specific Plan, but the design of these buildings will be consistent with the approved Specific Plan in that the site would continue to utilize existing natural features to preserve existing views. Further, the limited residential development that will be visible from surrounding neighborhoods would continue to blend with existing residential neighborhoods. As the proposed project would not change the amount or type of allowed land uses or any other aspects of the approved Specific Plan; no new or substantially greater impacts would occur as a result of the extension of the development agreement and approval of the additional discretionary actions.

AIR QUALITY

Summary of Analysis in the Runkle Canyon Final EIR

The EIR provided analysis of the air quality impacts that would result from implementation of the Runkle Canyon Specific Plan. The Specific Plan Area is situated in the southern portion of Simi Valley near urban and semi-rural land uses. The Unites States Environmental Protection Agency (US EPA) and the California Air Resources Board (CARB) establish federal and state ambient air quality standards for criteria air pollutants. These standards were established to protect sensitive populations with a margin of safety from adverse health impacts due to exposure to air pollution. The County of Ventura is designated as a nonattainment area for the National Ambient Air Quality Standards (NAAQS) for ozone and the California Ambient Air Quality Standards (CAAQS) ozone, respirable particulate matter (PM10), and fine particulate matter (PM2.5).

Implementation of the Specific Plan would result in criteria air pollutant emissions from construction and operation of the proposed land uses. An air quality analysis and emissions modeling was prepared and included in the Final EIR in accordance with methodologies prescribed by the Ventura County Air Pollution Control District (VCAPCD) and the City of Simi Valley. The analysis demonstrated that construction of the residential community would result in emissions of reactive organic compounds (ROCs) and nitrogen oxides (NO_x) that would exceed the thresholds of significance. The analysis also demonstrated that construction of the potential future golf course would result in emissions of NO_x that would exceed the thresholds of significance. The Final EIR concluded that the project's construction-related fugitive dust emissions could result in San Joaquin Valley Fever impacts. The Final EIR concluded that diesel exhaust emissions would not result in potentially significant adverse air quality or human health impacts. The Final EIR identified mitigation measures that would reduce construction-related ROC and NO_x emissions. Fugitive dust control mitigation measures were also included, in accordance with VCAPCD recommendations, including measures specifically related to reducing Valley Fever impacts. Even with mitigation, the project's construction-related emissions would be considered potentially significant and unavoidable.

The air quality analysis demonstrated that operation of the residential community would result in emissions of ROCs and NO_x that would exceed the thresholds of significance. The analysis also demonstrated that operation of the potential future golf course would not by itself result in emissions that would exceed the thresholds of significance. However, when combined with the emissions from the residential community, the operational ROC and NO_x emissions would increase by less than 1 percent and 8 percent, respectively. The Final EIR concluded that the project is consistent with the population forecasts and growth projections in the Air Quality Management Plan (AQMP) and that the project is

consistent with applicable transportation and energy conservation measures in the AQMP. The Final EIR also noted that the existing General Plan designations for the project area at the time of the analysis permitted up to 750 residential units (compared to the 461 residential units in the Runkle Canyon Specific Plan) and a population increase greater than the project. The Final EIR also concluded that because the project would exceed the project-level thresholds of significance for ROCs and NO_x, it would also result in a cumulatively considerable contribution to criteria air pollutant emissions and would result in significant cumulative air quality impacts. The Final EIR identified mitigation measures that would reduce operational-related ROC and NO_x emissions. Even with mitigation, the project's operational-related emissions would remain significant and unavoidable.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The proposed project would extend the development agreement that implements the Runkle Canyon Specific Plan by five years to 2019. Additional discretionary approvals will also be considered. A CUP for the proposed park and modifications to the Planned Development Permit, which will provide additional details on the architectural design of the homes permitted by the approved Specific Plan. No additional changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan are proposed.

As the proposed project would not result in changes to the location, type, or intensity of land uses permitted by the approved Specific Plan or any other aspects of the approved Specific Plan; no new air quality impacts would occur. The emissions modeling provided in the Final EIR assumed that construction would begin in 2004. However, construction of the project has not yet begun. Construction emissions occurring in future years will decline as more stringent emissions standards come into effect, such as CARB's In-Use Off-Road Diesel Vehicle Regulation that will reduce diesel particulate matter and NO_x emissions from in-use off-road heavy-duty diesel vehicles in California, and as older equipment is retired and replaced with newer, less polluting equipment. This is evidenced by reviewing construction equipment emission factors in the California Emissions Estimator Model (CalEEMod), which is a VCAPCD-approved air pollutant emissions model. As shown in Appendix D of the *User's Guide*, emission factors for construction equipment decline in future years compared to year 2000 and year 2005 factors.[1] Similarly, operational emissions occurring in future years would decline as more stringent emissions standards come into effect, particularly for motor vehicles — such as the increase in fuel economy standards to an average of 35.5 miles per gallon for combined automobiles and light trucks by

1 South Coast Air Quality Management District, *California Emissions Estimator Model User's Guide*, Version 2011.1, Appendix D, Table 3.4, (2011).

2016. As a result, the analysis presented in the Final EIR is likely a conservative analysis, which also supports the finding that no new impacts would occur related to air quality.

At the time the Final EIR was certified by the City of Simi Valley, analysis of greenhouse gas (GHG) emissions and associated global climate change impacts was not recommended in EIRs. In addition, GHGs were not identified as air pollutants under the federal Clean Air Act and the California Clean Air Act. In September 2006, the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) was signed into law. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries with penalties for noncompliance. Pursuant to AB 32, the state is required to reduce GHG emissions to 1990 levels by 2020. In order to determine the amount of reductions necessary to achieve the mandate of AB 32, CARB approved the 1990 GHG emissions inventory at 427 million metric tons of carbon dioxide equivalents ($MMTCO_2e$). CARB then projected emissions out to 2020 under "business-as-usual" conditions – that is, conditions that existed at the time without consideration of any future policies and regulations that would reduce GHG emissions. Using 2002 through 2004 conditions and data, CARB projected that the state would emit approximately 596 $MMTCO_2e$. Thus, the state would need to reduce 2020 emissions by 169 $MMTCO_2e$ or 28.4 percent to meet the 1990 levels.

AB 32 also required CARB to adopt a scoping plan indicating how reductions in significant GHG sources will be achieved through regulations, market mechanisms, and other actions. The CARB Governing Board approved the *Climate Change Scoping Plan* in December 2008. The *Climate Change Scoping Plan* identifies 18 recommended strategies the state should implement to achieve AB 32. CARB has identified ongoing programs and has adopted regulations for a number of individual measures to reduce GHG emissions in accordance with the *Climate Change Scoping Plan* strategies. Key elements of the *Climate Change Scoping Plan* include the following recommendations:

- A GHG reduction goal for local governments of 15 percent below today's (2005) levels by 2020 to ensure that their municipal and community-wide emissions match the state's reduction target;
- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;
- Establishing targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and

- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the state's long-term commitment to AB 32 implementation.

In June 2008, the Governor's Office of Planning and Research (OPR) issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents.[2] The advisory indicated that a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities, should be identified and estimated. The advisory further recommended that the lead agency determine significance of the impacts and impose all mitigation measures that are necessary to reduce GHG emissions to a less than significant level. The advisory did not recommend a specific threshold of significance. Instead, OPR requested that CARB recommend a method for setting thresholds that lead agencies may adopt.[3] Neither CARB nor the VCAPCD have formally adopted significance thresholds for GHG emissions. While no numerical threshold of significance for GHG emissions have been formally adopted by CARB, the VCAPCD, or the City of Simi Valley, the direct and indirect GHG emissions from implementation of the Runkle Canyon Specific Plan are presented below. The analysis below further discusses whether implementation of the Runkle Canyon Specific Plan would impede or conflict with the state's ability to achieve its GHG reduction goals pursuant to AB 32. As previously discussed, the proposed project would not result in changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan. Therefore, the proposed project, which is the focus of this Addendum, would not result in new or additional GHG emissions compared to the approved Specific Plan.

Implementation of the Runkle Canyon Specific Plan would result in direct and indirect construction and operational GHG emissions. These emissions would consist of carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). The other GHGs defined by state law (hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) are typically associated with specific industrial sources and processes and would not be emitted in substantial quantities during construction and operation of the Runkle Canyon Specific Plan Area. The CalEEMod[4] program was used to analyze the GHG emissions during construction and operation. CalEEMod is a program that calculates emissions from land use sources and incorporates CARB's EMFAC2007 model for on-road vehicle emissions and the OFFROAD2007 model for off-road vehicle emissions. CalEEMod also utilizes data from the California Climate Action Registry (CCAR), California Energy Commission (CEC), Intergovernmental Panel on Climate Change (IPCC), CARB,

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2 Governor's Office of Planning and Research, *Technical Advisory – CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review,* (2008).

3 *Addressing Climate Change through California Environmental Quality Act (CEQA) Review,* (2008), 4.

4 ENVIRON, "CalEEMod, Version 2011.1.1," http://www.caleemod.com/.

US EPA, and the California Air Pollution Control Officers Association (CAPCOA).[5] The model was run using assumptions that were contained in the Final EIR, such as construction equipment, acreages, trip generation rates, population estimates, water consumption rates, and solid waste generation rates. As noted above, the emissions modeling provided in the Final EIR assumed that construction would begin in 2004. Because construction has not yet commenced, for the purposes of this calculation, the construction schedule was shifted ahead by eight years with a starting date of 2012. Refer to **Appendix 1.0** for detailed emissions modeling printouts.

The estimated construction-related GHG emissions from the residential community and potential future golf course are provided in **Table 3.0-1, Estimated Unmitigated Construction GHG Emissions**. Construction GHG emissions would result from the combustion of fossil fuels from heavy-duty construction equipment and from construction worker vehicles and would occur only when construction activities are underway. However, it is common practice to amortize construction-related GHG emissions over the project's lifetime in order to include these emissions as part of a project's amortized lifetime total emissions so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies. A 30-year project lifetime is typically used. Therefore, the construction GHG emissions have been amortized over a 30-year period and included in the operational GHG emissions.

Table 3.0-1
Estimated Unmitigated Construction GHG Emissions

	GHG Emissions (Metric Tons CO_2e)		
Construction	**Residential Community**	**Potential Future Golf Course**	**Total**
Total GHG Emissions	14,784	3,349	18,133
Amortized GHG Emissions[1]	493	112	605

*Source: Impact Sciences, Inc. Emissions calculations are provided in **Appendix 1.0**.*

[1] *Amortized GHG emissions are calculated by dividing the total construction GHG emissions over a recommended project lifetime of 30 years.*

At full buildout, implementation of the Specific Plan would result in ongoing annual GHG emissions. The estimated operational-related GHG emissions from the residential community and potential future golf course are provided in **Table 3.0-2, Estimated Unmitigated Operational GHG Emissions**. The direct emissions, primarily CO_2, CH_4, and N_2O, are the result of fossil fuel combustion from area sources

5 California Air Pollution Control Officers Association, Quantifying Greenhouse Gas Mitigation Measures, (2010). The document may be downloaded from the following website: http://www.capcoa.org/.

(e.g., building heating systems, landscaping equipment) and motor vehicles. The indirect emissions are the result of electricity and water demand and wastewater and solid waste generation. The emission factor for CO_2 due to electrical demand from Southern California Edison, the electrical utility that serves the Specific Plan Area, was selected in the CalEEMod model. Emission factors for CO_2 are based on CARB's Local Government Operations Protocol.[6] Emission factors for CH_4 and N_2O are based on US EPA E-Grid values.[7] The emission factors take into account the current mix of energy sources used to generate electricity and the relative carbon intensities of these sources, and includes natural gas, coal, nuclear, large hydroelectric, and other renewable sources of energy. Electricity consumption was based on default CalEEMod data for the proposed land uses. The GHG emissions from water consumption are due to the electricity needed to convey, treat, and distribute water. The annual electrical demand factors for potable water were obtained from the CEC.[8] The GHG emissions from wastewater and solid waste are due to the electricity needed to treat wastewater as well as off-gassing emissions from the treatment process and off-gassing from solid waste decomposition.

Table 3.0-2
Estimated Unmitigated Operational GHG Emissions

	GHG Emissions (Metric Tons CO_2e/year)		
Emissions Source	**Residential Community**	**Potential Future Golf Course**	**Total**
Amortized Construction[1]	493	112	605
Area Sources	273	0	273
Energy (Electricity and Natural Gas)[2]	2,120	0	2,120
Mobile Sources	4,318	679	4,997
Wastewater and Solid Waste	187	10	197
Water	552	309	861
Total	**7,943**	**1,110**	**9,053**

Source: Impact Sciences, Inc. Emissions calculations are provided in ***Appendix 1.0****.*

[1] *Amortized GHG emissions are calculated by dividing the total construction GHG emissions over a recommended project lifetime of 30 years.*

[2] *Due to a known calculation error in CalEEMod, the energy GHG emissions from the Senior and Estate dwelling units are divided by a factor of 1,000.*

6 California Air Resources Board, *Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories*, Version 1.1, (2010) 208.

7 US Environmental Protection Agency, "E-Grid," http://www.epa.gov/cleanenergy/energy-resources/egrid/index.html. nd.

8 California Energy Commission, *Refining Estimates of Water-Related Energy Use in California, PIER Final Project Report* (CEC-500-2006-118), (2006) 22. Prepared by Navigant Consulting, Inc.

Implementation of the Specific Plan would require that developments comply with City of Simi Valley ordinances. The City of Simi Valley has adopted a green building ordinance. Section 8-15.02 of the Code of Ordinances requires new low-rise residential buildings to exceed the minimum performance or prescriptive standard design required by the California Energy Code currently in effect by 10 percent. In addition, the project's design would incorporate features that would reduce mobile source emissions. Project design features that would have a quantifiable reduction in GHG emissions include providing a density of approximately 3.3 dwelling units per acre, providing 62 affordable dwelling units, and improving the pedestrian network on the project site and providing for pedestrian connections to off-site areas. Furthermore, the Final EIR requires the project to implement mitigation measures that would have co-benefits of reducing GHG emissions. For example, mitigation measure 4.2-10 in the Final EIR would require the use of built-in energy-efficient appliances. Mitigation measure 4.2-12 would require the project to contribute to an off-site Transportation Demand Management (TDM) fund as recommended by the VCAPCD. The TDM fund is used to develop regional programs to offset air pollutant emissions. Specific programs that could be undertaken using the TDM fund include, but are not limited to, enhanced public transit service, vanpool programs/subsidies, rideshare assistance programs, clean fuel programs, improved pedestrian and bicycle facilities, and park-and-ride facilities. The contribution to the TDM fund outlined in the Final EIR would be roughly equivalent to reducing GHG emissions from mobile sources by a minimum of about 12 percent.[9] The reduction in GHG emissions due to the above features and mitigation measures are provided in **Table 3.0-3, Estimated Mitigated Operational GHG Emissions**.

The emissions shown in **Table 3.0-3** would be generated from implementation of the approved Runkle Canyon Specific Plan. The proposed extension of the development agreement, approval of the proposed CUP for the proposed park, and modifications to the Planned Development Permit evaluated in this Addendum would not generate any new emissions or any new impacts. Nonetheless, implementation of the Runkle Canyon Specific Plan would not impede or conflict with the state's ability to achieve its GHG reduction goals pursuant to AB 32. As previously noted, at the time the Final EIR was certified, the General Plan designation for the project area permitted up to 750 residential units compared to the 461 residential units currently included in the Runkle Canyon Specific Plan. When CARB projected the state's 2020 GHG emissions under "business-as-usual" conditions, the agency did so using 2002 through 2004 conditions and data. Therefore, the General Plan designations for the project area that existed at the time of the analysis in the Final EIR, which permitted up to 750 residential units, would constitute the appropriate baseline for the "business-as-usual" conditions. The Runkle Canyon Specific Plan, with 461

9 Ventura County Air Pollution Control District, *Ventura County Air Quality Assessment Guidelines*, (2003) 7-15 through 7-17. Percentage estimate of GHG reduction is based on January 2011 Consumer Price Index values and assumes GHG emission reduction would be similar to criteria pollutant emission reductions.

residential units, is approximately 38.5 percent fewer residential units compared to the General Plan designations for the project area that existed at the time of the analysis in the Final EIR. Assuming a similar mix of residential units and similar vehicle trips per residential unit type, the Runkle Canyon Specific Plan would reduce GHG emissions compared to the existing General Plan, which permitted up to 750 residential units. Given that the Runkle Canyon Specific Plan incorporates project design features and mitigation measures that would reduce GHG emissions, and given that the Specific Plan would develop fewer units than what was previously permitted under the General Plan that existed at the time of the analysis in the Final EIR (and at the time that CARB conducted its AB 32 projections), the Runkle Canyon Specific Plan would not impede or conflict with the state's ability to achieve its GHG reduction goals pursuant to AB 32 and does not constitute a new significant air quality impact for this reason.

Table 3.0-3
Estimated Mitigated Operational GHG Emissions

	GHG Emissions (Metric Tons CO_2e/year)		
Emissions Source	**Residential Community**	**Potential Future Golf Course**	**Total**
Amortized Construction[1]	493	112	605
Area Sources	273	0	273
Energy (Electricity and Natural Gas)[2]	1,989	0	1,989
Mobile Sources	3,638	679	4,317
Wastewater and Solid Waste	187	10	197
Water	552	309	861
Total	**7,132**	**1,110**	**8,242**

*Source: Impact Sciences, Inc. Emissions calculations are provided in **Appendix 1.0**.*

[1] *Amortized GHG emissions are calculated by dividing the total construction GHG emissions over a recommended project lifetime of 30 years.*

[2] *Due to a known calculation error in CalEEMod, the energy GHG emissions from the Senior and Estate dwelling units are divided by a factor of 1,000.*

BIOLOGICAL RESOURCES

Summary of Analysis in the Runkle Canyon Final EIR

Ten plant communities/vegetation associations were identified within the Specific Plan Area including:

- Approximately 525 acres of non-native grasslands (Upland mustards, wild oats and red brome grasslands Semi-natural Stands), located primarily in the northeastern section of the project site;

- Approximately 277 acres of Venturan coastal sage scrub (California sagebrush scrub and California sagebrush – California buckwheat scrub Alliances) located in the central and eastern portions of the site on north- and west-facing slopes;

- Approximately 169 acres of coastal sage-chaparral scrub habitat (California sagebrush – black sage scrub and California sagebrush – California buckwheat Alliances), a final successional stage before northern mixed chaparral habitat;

- Approximately 486.0 acres of northern mixed chaparral (Chamise chaparral and Scrub oak – chamise chaparral Alliances) throughout the southern portion of the property;

- Approximately 1.7 acres of valley oak woodland (*Quercus lobata* Alliance), found on well-drained alluvial soils in valley bottoms in the western portion of the project site;

- Approximately 18.3 acres of coast live oak woodland (*Quercus agrifolia* Alliance) within the central and southern portions of the site;

- Approximately 1.1 acres of California walnut woodland (*Juglans californica* Alliance) in the northwestern portion of the site;

- Approximately 11 acres of southern willow scrub (black willow, red willow and arroyo willow thickets) within three of the on-site drainages;

- Approximately 29 acres of mulefat scrub (*Baccharis salicifolia* Alliance) along stream channels;

- Approximately 77 acres of disturbed habitat found within the Runkle Dam and Reservoir area and near the central portion of the Specific Plan Area;

- An approximately 0.8-acre vernal pool (Baltic rush marsh Alliance) on the flat mesa in the southern portion of the property, south of the area proposed for development; and

- Approximately 0.5 acre of rocky outcrops located southwest of Runkle Dam and Reservoir.

The Specific Plan Area also contains over 1,400 mature trees.

The plant communities present within the Specific Plan Area provide habitat for a variety of wildlife species. Fourteen butterfly species were observed on the site including monarch (*Danaus plexippus*). Two common amphibian species were observed: Pacific treefrog (*Pseudacris regilla*, formerly *Hyla regilla*) and western toad (*Anaxyrus boreas*, formerly *Bufo boreas*). Western spadefoot (*Spea hammondii*), an amphibian species of special concern, was also observed. Four lizard species were observed within the Specific Plan Area, including Great Basin fence lizard (*Sceloporus occidentalis longipes*), western side-blotched lizard (*Uta stansburiana elegans*), coastal (western) whiptail (*Aspidoscelis tigris stejnegeri*, formerly *Cnemidophorus tigris multiscutatus*), and Blainville's (San Diego) horned lizard (*Phrynosoma blainvillei,* formerly *P. coronatum),* a species of special concern. The coastal whiptail was previously listed as a special-status species but has been downgraded to a Special Animal. Two snake species, San Diego gopher snake (*Pituophis catenifer*

annectens) and southern Pacific rattlesnake (*Crotalus oreganus helleri*), were observed within the Specific Plan Area. Nearly 70 bird species were observed within the Specific Plan area including the special-status Cooper's hawk (Watch List), white-tailed kite (Fully Protected Species), and northern harrier (species of special concern). Desert cottontail, dusky-footed woodrat, California vole, California (Beechey) ground squirrel, Botta's pocket gopher, raccoon, mule deer, and coyote were mammal species observed within the Specific Plan Area and rodents such as deer mouse and California mouse are to be expected in the area.

The only special status plant species observed during the focused surveys within the Specific Plan Area were Plummer's mariposa lily *(Calochortus plummerae)* and California black walnut trees (*Juglans californica*) although focused plant surveys were conducted annually between 2000 and 2003. Special-status wildlife species observed within the Specific Plan Area were limited to the Cooper's hawk, Blainville's (San Diego) horned lizard, western spadefoot, white-tailed kite, and coastal (western) whiptail, formerly a species of special concern. Focused surveys for least Bell's vireo, coastal California gnatcatcher, and Riverside fairy shrimp were conducted but the presence of these species within the Specific Plan Area was not detected.

Plant communities considered to be of special-status typically include those that support special-status plant or wildlife species and/or that are otherwise considered to be declining in range and number by the California Department of Fish and Game (CDFG) and are a priority for preservation. Venturan coastal sage scrub, southern willow scrub, California walnut woodland, and coast live oak woodland, in addition to the vernal pool, are all considered to be special-status plant communities by CDFG.

Approximately 252 acres of the plant communities would be impacted by the residential development, and 218 acres would be disturbed with development of the potential future golf course. Impacts to the coastal sage scrub, coast live oak woodland, southern willow scrub and mulefat scrub habitats are considered significant due to the biological value of these communities. The loss of approximately 177 mature trees would also be considered a significant impact, including a total of 74 coast live oak trees and 38 California black walnut trees. Impacts to special-status wildlife species Cooper's hawk, Blainville's horned lizard, and western spadefoot are considered to be significant. Approximately 1.78 acre of US Army Corps of Engineers (USACE) jurisdictional drainages (waters of the US) would be impacted from project implementation. A total of 11.47 acres of CDFG jurisdictional regulated riparian resources would be impacted by the Specific Plan. The impacts of the project on regional wildlife movement would not be significant as the southern portion of the Specific Plan Area will be preserved and undeveloped. Indirect impacts resulting from induced light and glare are considered potentially significant as nighttime lighting could disturb resting and foraging behavior and can potentially alter breeding cycles and nesting behavior. Impacts on native biological resources as a result of increased non-native plant species

potentially grown in the landscape are considered a potentially significant impact. Also, the increase in human and domestic animal presence as a result of the project is considered a potentially significant impact.

Mitigation measures were included to reduce project direct impacts for the following biological resources: Venturan coastal sage scrub, coast live oak woodland, southern willow scrub/mulefat scrub, mature trees, western spadefoot, Blainville's (San Diego) horned lizard, migratory nesting birds (both common and special-status), USACE Waters of the US and CDFG streambeds. In addition, mitigation measures were incorporated into the project to reduce indirect impacts from non-native plant species, light and glare, and human and non-native animal species (such as domestic pets).

These mitigation measures would restore native vegetation on graded slopes and replace trees, reduce impacts to the Blainville's (San Diego) horned lizard and Western spadefoot, mitigate impacts to nesting bird species, and mitigate most impacts on biological resources to a level that is less than significant. Mitigation is also designed to minimize lighting spillage or glare on to the natural and open space on the project site.

No significant cumulative impacts to biological resources located in the Simi Hills would occur because few development projects are proposed along the southern edge of the City and in the Simi Hills as a result of the Simi Valley CURB and the substantial amount of protected open space in the area.

Implementation of the measures described above will reduce the potential impacts on Venturan coastal sage scrub, coast live oak woodland, southern willow scrub/mule fat scrub, western spadefoot, Blainville's (San Diego) horned lizard, and nesting birds (including Cooper's hawks) to a less than significant level.

While the planting and relocation of trees can offset the impacts of the loss of mature trees, it will often take many years, typically decades, for most planted trees to reach the maturity, ecological function, and habitat value of those that were removed. Consequently, the net loss of mature trees is considered, at least in the short term, an unavoidable adverse impact. Over the long-term, i.e., once the planted trees reach maturity, it is expected that the overall habitat value of these trees will replace the value of those trees that were removed.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The proposed project would extend the development agreement that implements the Runkle Canyon Specific Plan by five years to 2019. Additional discretionary approvals are also being considered at this

time; a CUP for the proposed park and modifications to the Planned Development Permit, which will provide additional details on the architectural design of the homes permitted by the approved Specific Plan. No additional changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan are proposed; therefore, the overall analysis of impacts to biological resources would not change from those disclosed in the certified Final EIR.

The biological resources present within the Specific Plan Area have not changed substantially since certification of the Final EIR. There have been no substantial changes to, or alteration of, the vegetation communities since 2004 and no new special status plant communities have been identified. A site visit in January 2012 confirmed that the vegetation communities previously mapped in the certified Final EIR depict the current plant community condition of the project site.

The Final EIR accounted for 11 special-status plant species with some potential to occur within the Specific Plan Area. Focused surveys detected Plummer's mariposa lily *(Calochortus plummerae)* as the only herbaceous special-status plant species observed within the Specific Plan Area. California black walnut was also observed within the Specific Plan Area. No other sensitive plant species were observed during field surveys conducted within the Specific Plan Area. Subsequent to the Final EIR was certified, the California Natural Diversity Database has added slender mariposa lily (*Calochortus clavatus* var. *gracilis*), late-flowered mariposa lily (*C. fimbriatus*), dune larkspur (*Delphinium parryi* ssp. *blochmaniae*), Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*), mesa horkelia (*Horkelia cuneata* ssp. *puberula*), chaparral nolina (*Nolina cismontana*) and white rabbit-tobacco (*Pseudognaphalium leucocephalum*) to the list of special-status plant species with the potential to occur within the geographic area of the Specific Plan (see **Table 3.0-4, Special-status plant species reported from the project region but not considered in Final EIR**). Suitable habitat is not present for dune larkspur, Blochman's dudleya, or late-lowered mariposa lily. None of these species have been previously detected on the project site and are not expected to occur.

The Final EIR accounted for 15 special-status wildlife species with some potential to occur within the Specific Plan Area. A number of these were considered to potentially occur on the site. Special-status wildlife species observed within the Specific Plan Area were limited to the San Diego horned lizard, western spadefoot toad, and a pair of Cooper's hawks. Subsequent to the Final EIR being certified, the California Natural Diversity Database has added Gertsch's socalchemmis spider (*Socalchemmis gertschi*), Santa Monica grasshopper (*Trimerotropis occidentiloides*), arroyo chub (*Gila orcuttii*), arroyo toad (*Anaxyrus californicus*), California red-legged frog (*Rana draytonii*), silvery legless lizard (*Anniella pulchra pulchra*), tricolored blackbird (*Agelaius tricolor*), golden eagle (*Aquila chrysaetos*), pallid bat (*Antrozous pallidus*), western mastiff bat (*Eumops perotis californicus*), California leaf-nosed bat (*Macrotus californicus*), and western small-footed myotis (*Myotis ciliolabrum*) to the special-status wildlife species with the potential to occur within the geographic area of the Specific Plan (see **Table 3.0-5, Special-status animal species**

reported from the project region but not considered in Final EIR). Suitable habitat is not present for arroyo chub, arroyo toad, California red-legged frog, or tricolored blackbird. The project site is outside the recorded range of Gertsch's socalchemmis spider and Santa Monica grasshopper. While none of these species have been previously detected on the project site, silvery legless lizard, pallid bat, and western small-footed myotis have a low probability of occurrence and primarily outside of the project development envelope. Consequently, no greater impact to special-status species is expected to occur with Specific Plan buildout.

Table 3.0-4
Special-status plant species reported from the project region but not considered in Final EIR

Common name *Scientific name*	Federal status	State status	California Rare Plant Rank	Habitat	Growth form Blooming period*	Potential to occur on site
Dicots						
Dune larkspur *Delphinium parryi* ssp. *blochmaniae*	—	—	1B.2	Maritime chaparral and coastal dunes between 0 and 200 m asl.	Perennial herb April–May	**None**—suitable near-shore coastal habitat is not present on site.
Blochman's dudleya *Dudleya blochmaniae* ssp. *blochmaniae*	—	—	1B.1	Rocky, clay or serpentinite substrates in coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland communities between 5 and 450 m asl.	Perennial herb April–June	**None**—this species is known only from volcanic outcrops, often with direct coastal influence, which are not present on site.
Mesa horkelia *Horkelia cuneata* ssp. *puberula*	—	—	1B.1	Sandy or gravelly sites in chaparral, cismontane woodland, and coastal scrub communities between 70 and 810 m asl.	Perennial herb February–July (September)	**Presumed absent**—suitable habitat is present but the species was not observed during multiple years of surveys conducted at the appropriate period for its detection. Michael Brandman Associates has conducted subsequent biological site visits but this species has not been detected.
White rabbit-tobacco *Pseudognaphalium leucocephalum*[10]	—	—	2.2	Sandy or gravelly soils in chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats between 0 and 2,100 m asl.	Perennial herb (July) August–November (December)	**Presumed absent**—although suitable habitat is present, this species was not observed during multiple years of surveys conducted at the appropriate time for its detection. Most records of this species are from alluvial landforms, which are either not present on site or else are highly disturbed (e.g., fallow agricultural fields). Michael Brandman Associates has conducted subsequent biological site visits but this species has not been detected.
Monocots						
Slender mariposa lily *Calochortus clavatus* var. *gracilis*	—	—	1B.2	Shaded foothill canyons, often on grassy slopes within chaparral and coastal scrub communities between 360 and 1,000 m asl.	Bulbiferous herb March–June	**Presumed absent**—suitable habitat is present but the species was not observed during multiple years of surveys conducted at the appropriate period for its detection. Michael Brandman Associates has conducted subsequent biological site visits but this species has not been detected. The species is reported extensively within the Newhall Ranch area within the Santa Clara River watershed, northeast of the project site.

10 Treated in the 1993 edition of *The Jepson Manual* as *Gnaphalium leucocephalum*.

Common name *Scientific name*	Federal status	State status	California Rare Plant Rank	Habitat	Growth form Blooming period*	Potential to occur on site
Late-flowered mariposa lily *Calochortus fimbriatus*	—	—	1B.2	Often on serpentinite substrates in chaparral, cismontane woodland, and riparian woodland communities between 275 and 1905 m asl.	Bulbiferous herb June–August	**Not expected**—serpentinite substrate is not present and the site is at the lowest known elevational range of the species.
Chaparral nolina *Nolina cismontana*	—	—	1B.2	Sandstone, shale, and gabbro substrates in chaparral and coastal scrub communities between 140 and 1,275 m asl.	Evergreen shrub May–July	**None**—the species is known from the Simi Hills, primarily to the south and southwest. This species is a moderately large shrub and is highly conspicuous when present, and the species was not observed during multiple years of surveys.

** – Months given in parentheses indicate dates on which unusually early or late flowering records have been reported*
m = meters; asl = above sea level
Status abbreviations

Federal
FE: federally listed as Endangered
FT: federally listed as Threatened
FC: federal Candidate for listing as Endangered or Threatened

State
SE: state listed as Endangered
ST: state listed as Threatened
SC: state Candidate for listing as Endangered or Threatened

California Rare Plant Ranks
1A: presumed extinct in California
1B: rare, threatened, or endangered in California and elsewhere
2: rare, threatened, or endangered in California, but more common elsewhere
3: more information needed to determine rarity
4: limited distribution

CNPS threat ranks
0.1: seriously threatened in California
0.2: fairly threatened in California
0.3: not very threatened in California

Table 3.0-5
Special-status animal species reported from the project region but not considered in Final EIR

Common name *Scientific name*	Federal status	State status	Other lists	Habitat	Potential to occur on site
Arachnids					
Gertsch's socalchemmis spider *Socalchemmis gertschi*	—	—	CDFG Special Animals List	Known only from Brentwood and Topanga Canyon.	**None**—the site is outside the known range of the species in the Santa Monica Mountains, and chaparral communities similar to those where the species is found are not present on site.
Insects					
Santa Monica grasshopper *Trimerotropis occidentiloides*	—	—	CDFG Special Animals List	Known only from the Santa Monica Mountains Found on bare hillsides and along dirt trails in chaparral.	**None**—the site is outside the known range of the species, which is limited to the coastal slope of the Santa Monica Mountains.
Fish					
Arroyo chub *Gila orcuttii*	FSS	SSC	—	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	**None**—aquatic habitats are not present on the project site.
Amphibians					
Arroyo toad *Anaxyrus californicus*	FE	SSC	—	Rivers, washes or intermittent streams with sandy banks, willows, cottonwoods and sycamores within valley-foothill, desert riparian and desert wash communities in semi-arid regions; loose gravelly areas of streams in drier parts of range.	**None**—suitable aquatic habitats are not present on the project site to support this species. The only location recorded in the project vicinity is in Chatsworth Creek below Chatsworth Reservoir in the San Fernando Valley.
California red-legged frog *Rana draytonii*	FT	SSC	—	Requires 11 to 20 weeks of permanent water for larval development; must have access to aestivation habitat. Occurs in lowlands and foothills in or near permanent sources of deep water with dense, shrubby, or emergent riparian vegetation.	**None**—aquatic habitats are not present on the project site to support this species. The species is known from south of the project site in Las Virgenes Canyon.

Common name *Scientific name*	Federal status	State status	Other lists	Habitat	Potential to occur on site
Reptiles					
Silvery legless lizard *Anniella pulchra pulchra*	FSS	SSC	—	Leaf litter associates with sandy or loose loamy soil of high moisture content under sparse vegetation.	**Low**—suitable habitat is present associated with oak tree duff and litter accumulations, however, high moisture content leaf litter is uncommon within the project site.
Birds					
Tricolored blackbird (nesting colony) *Agelaius tricolor*	BCC, BLMS	SSC	USBC, AWL, ABC	Highly colonial species, requiring open water, protected nesting substrate and foraging areas with insect prey within a few km of the colony.	**None**—extensive wetland habitat for nesting is not present on or near the project site. The only record of this species in the project vicinity is Chatsworth Reservoir in the San Fernando Valley.
Golden eagle (nesting and wintering) *Aquila chrysaetos*	BCC, BLMS	CDFG Watch List, CDFG Fully Protected, CDF	—	Open terrain in deserts, mountains, slopes, and valleys. Nest mainly on cliffs, also in large trees (such as oaks), and rarely on artificial structures or the ground.	**None**—foraging habitat is present, but nesting would not occur on site, and no impacts to nesting are anticipated.
Mammals					
Pallid bat *Antrozous pallidus*	FSS, BLMS	SSC	WBWG High	Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Night roosts may be in more open sites, such as porches and open buildings.	**Low**—no suitable roosting and foraging habitat is present as the site is disturbed from contaminated soil remediation activities that discourage use of the site by this species.
Western mastiff bat *Eumops perotis californicus*	BLMS	SSC	WBWG High	Roosts in crevices in cliff faces, high buildings, trees and tunnels within many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	**None**—foraging habitat is present but roosting would not occur on site.
California leaf-nosed bat *Macrotus californicus*	FSS	SSC	WBWG High	Roosts in rocky, rugged terrain with mines or caves in riparian, wash, succulent scrub, alkali scrub and palm oasis habitats of deserts.	**None**—foraging and roosting habitat is not present.

Common name *Scientific name*	**Federal status**	**State status**	**Other lists**	**Habitat**	**Potential to occur on site**
Western small-footed myotis *Myotis ciliolabrum*	BLMS	—	WBWG Medium	A common bat of arid uplands in California. Coastal California from Contra Costa County to the Mexican border, and west and east sides of the Sierra Nevada, and Great Basin and desert habitats from Modoc to Kern and San Bernardino Counties It occurs in a wide variety of habitats, primarily in relatively arid wooded and brushy uplands near water from sea level to 8,900 feet. Often seen foraging among trees and over water. Seeks cover in caves, buildings, mines, crevices, and occasionally under bridges and under bark. Separate night roosts may be used, and have been found in buildings and caves. Maternity colonies of females and young are found in buildings, caves, and mines. Requires water. Humid roost sites are preferred.	**Low** —foraging is present but suitable and roosting habitat is not present. Much of the site is disturbed from contaminated soil remediation activities that discourage use of the site by this species.

Status abbreviations

Federal

FE: Federally listed as Endangered
FT: Federally listed as Threatened
FPE: Federally proposed for listing as Endangered
FPT: Federally proposed for listing as Threatened
FPD: Federally proposed for delisting
FC: Federal Candidate species
SC: National Marine Fisheries Service Species of Concern
BLMS: Bureau of Land Management Sensitive Species
FSS: USDA Forest Service Sensitive Species
BCC: Fish and Wildlife Service Birds of Conservation Concern

State

SE: State-listed as Endangered
ST: State-listed as Threatened
SCE: State candidate for listing as Endangered
SCT: State candidate for listing as Threatened
SCD: State candidate for delisting
CDF: California Department of Forestry and Fire Protection Sensitive Species
SSC: CDFG Species of Special Concern

Other

AFS: American Fisheries Society categories of risk: vulnerable, threatened, or endangered
AWL: Audubon Watchlist
ABC: American Bird Conservancy Green List
LAA: Los Angeles Audubon list of Los Angeles County's Sensitive Bird Species
USBC: United States Bird Conservation Watch List
WBWG: Western Bat Working Group: High, Medium and Low priority
Xerces: Xerces Society Red List of Pollinators

The proposed project would not have a significant impact on special-status plant or wildlife species not previously identified in the certified Final EIR. As the proposed project would not change the amount or type of allowed land uses or any other aspects of the approved Specific Plan, no new or significantly greater impacts would occur to biological resources as a result of the extension of the development agreement and approval of the additional discretionary actions.

Application of Final EIR mitigation measures 4.3-1 through 4.3-8 potential impacts to special-status plant communities, nesting birds, jurisdictional drainages, mature trees and indirect impacts of the project to a less than significant level.

CULTURAL RESOURCES

Summary of Analysis in the Runkle Canyon Final EIR

Phase I, II and limited III archeological investigations and reports, as well as a Phase I paleontological report were prepared for the site and included in the Final EIR. As a result of the Phase I evaluation of the project site, the presence of three previously recorded prehistoric archeological sites were confirmed. Phase II and limited Phase III archaeological test excavations were conducted to determine the size and significance of these prehistoric archaeological sites. The results of Phase II and III investigations of sites CA-VEN-682 (a scatter of artifacts located on the west side of Runkle Canyon) and CA-VEN-1017 (located on the east side of Runkle Canyon) indicated that these sites do not contain substantial amounts of subsurface deposits. Therefore, these sites were determined not to be significant under CEQA. Phase III investigations at CA-VEN-683 (a lithic scatter located on a ridge that forms the west side of Runkle Canyon) indicate that additional cultural deposits are likely situated at this location. However, the archaeological reports prepared for the site concluded that adequate amounts of cultural deposit were removed from the site for future study. Consequently, no additional archaeological excavations were recommended at CA-VEN-683. Because the sites have been tested and excavated following *State CEQA Guidelines*, no further mitigation within the site boundaries of these sites is technically required. However, construction on archaeological sites often uncovers items that are rare or unanticipated, such as burials. Therefore mitigation measures were identified in the Final EIR.

The Phase I paleontological site assessment found that although only minor vertebrate fossils were observed during the field study, the geologic units underlying the project site are known elsewhere as sources of significant marine and terrestrial vertebrate fossils. Mitigation measures were identified in the Final EIR in order to protect any fossils present under the earth surface in the Runkle Canyon Specific Plan Area.

Measures were identified to mitigate all potential impacts to archeological and paleontological resources to a less than significant level. These measures include archeological/paleontological monitoring and development of a treatment plan with provisions for the recovery and subsequent treatment of any archeological or historical remains and associated data uncovered during development of the Specific Plan Area.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The certified Final EIR evaluated all archeological and paleontological sites for their significance. As described above, further investigation of the three sites listed above determined that the sites were either not substantial enough or enough data had been obtained from the sites that their loss would not be significant. The mitigation measures included in the Final EIR require the applicant to have plans in place in the event that additional sites are discovered during site grading and excavation. Additional measures require archeological and paleontological monitoring during earthmoving activities, compliance with State Office of Historic Preservation requirements, and documentation of the archeological history and features of the site. These measures remain applicable to the development of the Specific Plan Area with the extension of the development agreement, as well as with the consideration of the CUP for the proposed project and modifications to the Planned Development Permit. Therefore, no new impacts would occur as a result of the proposed extension of the term of the approved development agreement and approval of the additional discretionary actions.

GEOLOGY

Summary of Analysis in the Runkle Canyon Final EIR

The Final EIR for the project evaluated potential impacts related to the soils and geologic conditions on the site. Geology studies completed identified a variety of topographic and soils conditions, some due to past use on the site. Conditions identified include potential impacts associated with building on artificial fill, areas with liquefaction potential, expansive or weak soils, hydro-consolidation, landslides, slope failures, surficial failures, debris flow hazards, and ground water. No active faults are known to traverse the site; therefore, ground rupture due to faulting is considered remote. Five landslide areas are present within the Specific Plan area; however, three are proposed for removal and two are located in areas where no development is proposed. In addition, these two areas are designated as areas of restricted use. Restricted use areas are included so that development is set back from the toes of the two remaining on-site landslide areas so that development will not be impacted by any slippage that may occur on those landslide areas.

Measures were identified in the Final EIR for site preparation, grading, slope construction, soil expansiveness, settlement, foundation design, setback restrictions, bridge design, footings on or near slopes, pavement, and site design to reduce potential geotechnical impacts. Implementation of these measures as part of the approved Specific Plan will reduce the potential of geologic and geotechnical impacts on the project to a less than significant level.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

To date, no site preparation activities such as grading or excavation have occurred on the site. The Final EIR includes mitigation measures applicable to site preparation, removal of existing on-site materials and fill, and debris. Additional measures included in the project are related to the design of the residential area, these are measures related to building setbacks and restricted use areas, drainage, and landscaping. All of these measures will remain applicable to the project and will be incorporated as construction activities begin. The extension of the development agreement would not affect the use of materials on the site, or the orientation of the buildings (for example, construction of residences in restricted areas). Further, the modifications to the Planned Development Permit will remain consistent with the Specific Plan, while providing additional detail to elements contained in the Specific Plan. In particular, these include design elements such as building color and style. Similarly, the proposed CUP for proposed park will not modify aspects of the approved Specific Plan As all project features would remain the same, and no new project components will be introduced that could expose people or structures to geologic hazards, no new impacts would occur as a result of the proposed extension and approval of the additional discretionary actions.

HAZARDS

Summary of Analysis in the Runkle Canyon Final EIR

A Phase I Environmental Site Assessment (ESA) was prepared to determine the presence of any hazardous materials or environmental conditions within the Specific Plan Area. The purpose of a Phase I ESA is to address the environmental conditions associated with past and present operations conducted on the property. Phase I ESAs are conducted utilizing generally accepted industry standard in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments. The scope of a Phase I ESA includes review of the subject property history, physical characteristics, current conditions, regulatory database review, and review of activities conducted at the property and at adjacent properties with regard to release of regulated substances to the environment.

A Phase I ESA also provides recommendations for Phase II studies to further assess any area of potential concern. Phase II studies involve sampling and testing of soils and ground water as warranted.

Phase I ESA for the 350 Acre Western Portion of the Specific Plan Area

The 350-acre western portion of the Specific Plan Area borders a residential neighborhood to the north, and open space on the west, east, and south. According to a 1965 agreement, the Terminal Construction Company leased this portion of the site to collect wastewater; mine and produce rock, sand, gravel and other earthen materials on site; and conduct operations including manufacture of paving materials. A review of topographical maps and aerial photographs indicate that this portion of the site was never used for these purposes.

The Phase I ESA for this portion of the site concluded there was no evidence of past or present hazardous substance use, storage, disposal, or that environmental condition of adjacent sites would affect the Specific Plan Area. No further analysis to determine the presence of hazardous and non-hazardous substances on this portion of the Specific Plan Area was recommended.

Phase I and II ESA, 550-Acre Eastern Portion of Runkle Canyon

The eastern portion of the Specific Plan Area contains a high voltage power line. A gas high-pressure pipeline owned and operated by the Tosco Refining Company is located in the southern portion of the site. The site of a closed gravel and sand mine is located in the central portion of Runkle Canyon. This mine was in operation until about 1985. The features associated with the mine included a roofless brick building, a conveyor system (removed), and asphalt roadways. In 1985 the County of Ventura designated the mine as closed and reclaimed.

To the southeast and adjacent to the Specific Plan Area is the Boeing Santa Susana Field Laboratory (SSFL) facility, commonly referred to as the "Rocketdyne" facility. The SSFL facility is located at a higher topographic elevation than the Specific Plan Area and a steep ridgeline separates the Specific Plan Area and the SSFL. The SSFL is jointly owned by Boeing and the National Aeronautics and Space Administration (NASA) and is operated by Boeing. The primary activities at the SSFL since 1948 have included research, development, and testing of liquid-propelled rocket engines and associated components; and research, testing, and development of nuclear reactors and components. Site characterization for perchlorate has been conducted at the SSFL for soil, sediment, and ground water since 1997 and for surface water since 1998. These investigations have included samples collected from within the SSFL and in off-site areas surrounding the SSFL. During these programs, over 1,600 samples have been collected and analyzed for the presence of perchlorate at and near the SSFL. Perchlorate has been detected in about 300 of these samples. Detectable amounts of perchlorate occur in isolated areas

throughout the SSFL. Reviews of reports related to the SSFL indicate that groundwater to the southeast associated with the SSFL facility has been degraded by chlorinated hydrocarbons.

The Phase I ESA determined that the eastern portion of the Specific Plan Area is not identified within any hazardous waste database. It also indicated that there are no public water supply wells near the site. No hazardous or non-hazardous substances or evidence of their storage were observed and no storage tanks were found. Nineteen 55-gallon drums were found on site and were removed as part of Phase II of the assessment. Ten pole-mounted electrical transformers were found on this portion of the Specific Plan Area. These transformers were removed and properly disposed of by Southern California Edison in 2002.

The Phase II assessment included drilling sample borings to establish the thickness of sand and gravel mine tailings present at the mine site and collect samples for lab analysis. Seven soil borings were analyzed at a depth of 15 to 66.5 feet below ground surface (bgs). Ground water was encountered in three of the borings. Based on the historical use of the site, these soil samples were analyzed for the following compounds: Total Petroleum Hydrocarbons (TPH); Volatile Organic Compounds (VOC); and Title 22 metals, Semi-Volatile Organic Compounds (SVOC).

No concentrations of VOCs or SVOCs were detected in any of the samples. Low concentrations of petroleum hydrocarbons were detected in two samples. The concentrations detected were all below the EPA Preliminary Remediation Goals (PRG) for residential soil and, therefore, do not pose a significant risk to human health. The concentrations detected: 14 milligrams per kilogram (mg/kg) and 54 mg/kg, are well below the 100 mg/kg considered acceptable for soils in urban and residential areas.

As part of the Phase II assessment, the 19 on-site 55-gallon drums were analyzed for their contents and removed from the site for recycling/disposal. No hazardous wastes were found in these storage containers. Soil samples were taken at the location of these drums and tested. No TPH, VOC, of SVOC were detected. Some metals were detected, but at levels below EPA PRGs for these metals.

Perchlorate was detected in ground water/silt samples collected from depths exceeding 35 feet below ground surface in two borings drilled during the mine tailing investigations. Perchlorate (ClO_4^{-1}) is a naturally occurring anion that forms salts in conjunction with cations such as magnesium and potassium. Perchlorate may be found naturally in the environment or as a manufactured product. It can be used to make solid fuel propellants for rockets, missiles, and fireworks. The perchlorate part of these salts is quite soluble in water and the resultant anion is very mobile in water. The solubility of perchlorate in water has led to contamination of water supplies throughout California and Nevada. Perchlorate has been found in samples from the SSFL facility, which is located southeast of the Specific Plan Project Area. Perchlorate was not detected in ground water/silt samples collected. These borings (HS-25 and HS-26, samples

HS-25-56 and HS-26-37) were located in the southern portion of the residential community. Perchlorate was not detected in the ground water samples collected at the site, only in damp silty soil. Therefore, the laboratory was not able to screen for perchlorate using drinking water standards, including the new Public Health Goal of 6 parts per billion (ppb), because they are not applicable to silty soil. Therefore, laboratory data reported perchlorate in units of mass of perchlorate per mass of soil (i.e., mg/kg). The concentrations detected were at 0.06 mg/kg and 0.05 mg/kg, respectively. These levels range from 130 to 156 times below the EPA PRG for perchlorate in residential soil of 7.8 mg/kg. PRGs are chemical concentrations in soil that are deemed to be "safe" for lifetime exposure through inhalation, ingestion, and dermal contact. The levels detected in ground water samples were below the EPA PRG for perchlorate and, therefore, do not pose a significant risk to human health. No other concentrations of perchlorate were found in any surface water, groundwater, or soil samples collected from the site. No concentrations of TPH or VOC were detected the ground water samples.

Additional Hazardous Materials Investigations

Due to the presence of a closed sand and gravel mine on the site and the presence of the SSFL facility to the southeast to the Specific Plan Area, further analysis was performed on asphalt material found at the sand and gravel mine site for perchlorate, and for two other potentially hazardous materials known to be associated with the historic testing operations conducted at the SSFL, strontium-90 and tritium.

The potential impacts of hazardous and non-hazardous materials including perchlorate, strontium-90, and tritium, from the SSFL facility adjacent to the Specific Plan Area, were analyzed and determined to be less than significant. The Final EIR includes mitigation measures related to groundwater sampling for VOCs, SVOCs, pesticides, PCBs, and other miscellaneous constituents (including perchlorate).

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

Since certification of the Final EIR in 2004, the applicant has voluntarily conducted additional testing and remediation on site. A summary of these actions is provided below. The reports discussed in this section are provided in **Appendix 2.0**.

Approval to abandon wells. In April of 2007, the California Regional Water Quality Control Board granted permission to abandon groundwater-sampling wells that had been on site since 2004.[11] The wells were installed to evaluate groundwater primarily for perchlorate, which was not detected in any of the

11 California Regional Water Quality Control Board. *Approval to Abandon Wells – Greenpark Runkle Canyon Development*, letter April 5, 2007.

groundwater samples above trace concentrations, and is well below established maximum contaminant levels. The letter indicated that perchlorate was not considered a potential risk to human health to groundwater resources in Runkle Canyon.

Further Actions. In 2008 the applicant (Runkle Canyon, LLC) entered into a voluntary agreement with the Department of Toxic Substances Control (DTSC).[12] DTSC reviewed the previous documents that had been prepared for the project and requested the following actions:

- Further testing that no health risk exists from strontium-90 (Sr-90) and cesium-137 (Cs-137) at Runkle Canyon.
- Further testing of a white crystalline material leaching out of the mined stockpiles.
- Disposal of tar materials at the site that poses a potential threat to human health because benzo(a)anthracene concentrations exceed acceptable levels.

The applicant prepared a Response Plan to address DTSC's concerns. The Response Plan detailed the applicant's plans to conduct the additional soil sampling and remove the tar materials. The applicant provided DTSC with access to the site to conduct independent testing. The applicant implemented the soil-sampling plan under direct observation of DTSC in the field.[13]

The first issue addressed in the Response Plan provided an explanation for why there was a decrease in residual Sr-90 soil activity from 1998 to 2007. The Response Plan indicated the reason is partially due to radioactive decay as the first survey occurred in December 1998 and the most recent in October 2007. Sr-90 has a half-life of 29.1 years. Over nine years the activity would be expected to decrease by approximately 20 percent. However, this does not account for the very low levels detected in the 2007 survey. The apparent decrease in result is likely due to analytical or counting errors in the earlier sample analysis. However, the applicant has not extensively evaluated laboratory protocols and data. The Response Plan indicates that the result from the 2007 sampling is likely more representative of the true level of Sr-90 in the soil at Runkle Canyon because of the consistency among the results from the three laboratories (the contacted laboratory, the State of California laboratory, and the independent laboratory used by the City of Simi Valley.

The second issue addressed in the Response Plan dealt with the health risks associated with Sr-90 and earlier statements by the applicant that no further testing was necessary. An earlier report prepared by Dade Moeller & Associates, Radiological Health Risks from Strontium-90 in the Runkle Canyon Development in Simi Valley, California, indicated that the potential annual risk to a highly exposed

12 Department of Toxic Substances Control letter dated October 17, 2008.

13 Dade Moeller & Associates, *Runkle Canyon Response Plan*. December 4, 2008.

resident would be about one in 1 million. The newer soil sampling data from 2007 showed a factor of 10 reduction in average concentrations of Sr-90 in soil and the risk would be reduced in direct proportion. This would be below the recommended suburban and no-food suburban exposure scenarios recommended by the National Council on Radiation Protection. In response, the applicant indicated that additional soil sampling would occur, including soil sampling in those nonresidential areas of Runkle Canyon closest to the SSFL. The applicant proposed to sample at 14 randomly selected locations.

The third issue addressed in the Response Plan includes an explanation of why Cs-137 soil radioactivity was not present when Sr-90 was identified. The Response Plan indicates that Cs-137, as a gamma-emitting radionuclide, is much easier to detect than Sr-90. Therefore, it is likely the discrepancy is not due to error in detection but rather due to limitations in the detection of Sr-90 in the earlier laboratory analysis. Although none of the previous samples showed any indication of Cs-137, the applicant agreed to take additional tests of the soil at Runkle Canyon and analyze samples for Cs-137.

A fourth issue addressed in the Response Plan dealt with the white crystalline material that appeared to be leaching out of the mining stockpiles. DTSC requested that the material on the site be collected and analyzed for metal concentrations and mineral composition. DTSC also stated they would independently collect and test the materials. The results of DTSCs testing were included in the Response Plan. None of the samples contained elevated chromium concentrations; however, because the laboratory analysis showed arsenic levels above the California human health screening level and the total threshold limit concentrations, DTSC had the material further analyzed to determine if the materials were naturally occurring. The DTSC reported that the minerals were all naturally occurring minerals very similar to Epsom salt. Therefore, no additional testing was required.

The fifth issue related to the tar material encountered at the site. DTSC indicated the tar materials should be removed and either properly recycled or disposed of. The Response Plan indicated that the applicant would remove the tar material.

A revision to the Response Plan was prepared in July 2010 to include additional actions. The July 2010 revisions to the Response Plan revised the soil-sampling plan to include collection of 22 additional samples and 10 percent replicate samples, with DTSC maintaining custody of all samples. The plan also included three trenches placed in the fill material at the base of the former quarry area for independent testing and analysis. The applicant also put plans in place to contact the Ventura County Watershed Protection District prior to excavation of the tar material to obtain an encroachment permit. Finally, following removal of the tar material, additional testing would be conducted to verify that the material

has been removed.[14] In September 2010, tar removal was conducted by GEOCON with DTSC, also at this time additional samples were collected from the excavation area. Based on the results of the soil samples, the material was found to not have an impact on human health.[15]

In July 2010, sampling for the presence of Sr-90 and Cs-137 was conducted and the results were summarized in the December 2010 report prepared by Dade Moeller & Associates. Thirty-nine surface soil samples were collected by an independent environmental services company from 35 sample locations in Runkle Canyon; the samples were analyzed by an independent, DTSC-approved, analytical laboratory. A set of 14 sample locations were established using a MARSSIM (Multi-Agency Radiation Survey and Site Investigation Manual) based sampling plan to evaluate the possible presence of these radionuclides in the proposed eastern and southeastern open space areas of Runkle Canyon nearest to the SSFL. A second set of 21 sample locations were selected by DTSC to evaluate the potential transfer of radionuclides from the SSFL site into Runkle Canyon and also to provide follow up analysis of earlier samples where the highest levels of SR-90 had been detected previously. Two duplicate samples were also collected for each of the sample sets at randomly selected locations. In addition, six soil samples were collected from three sampling trenches dug in an area of fill associated with the aggregate quarry. The levels of Sr-90 and Cs-137 present at Runkle Canyon were determined to not represent a significant health risk to future residents of the property.[16] A human health risk assessment was performed comparing surface soil concentrations of Sr-90 and Cs-137 to the default PRG for a residential soil scenario for samples in recreation areas. The total risk from Sr-90 and Cs-137 was shown to be less than one in 1 million for residential users and less than one in 10 million for open space users.[17] The applicant submitted all findings and reports to DTSC and received a letter indicating that no further action was necessary in December 2010.[18]

The proposed project includes an extension of the development agreement associated with the Runkle Canyon Specific Plan. Approval of the proposed project would extend the terms of the development agreement through 2019. Additional discretionary approvals will also be considered; these include a CUP for the proposed park and modifications to the Planned Development Permit, which will provide additional detail to elements included in the approved Specific Plan. However, no changes to the land

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14 Dade Moeller & Associates, *Runkle Canyon Response Plan*. July 22, 2010.

15 GEOCON West Inc. *Runkle Canyon Simi Valley, California Results of Tar Removal Confirmation Sample*, letter September 29, 2010.

16 Dade Moeller & Associate., *Evaluation and Health Risk Assessment of Soil Sample Result for Runkle Canyon Pursuant to the Revised Response Plan*, December 17, 2010.

17 Dade Moeller & Associate., *Evaluation and Health Risk Assessment of Soil Sample Result for Runkle Canyon Pursuant to the Revised Response Plan*, December 17, 2010

18 Department of Toxic Substances Control. *Approval of Documents Related to the Evaluation and Cleanup of Runkle Canyon Pursuant to the July 22, 2010 Response Plan*, letter December 17, 2010.

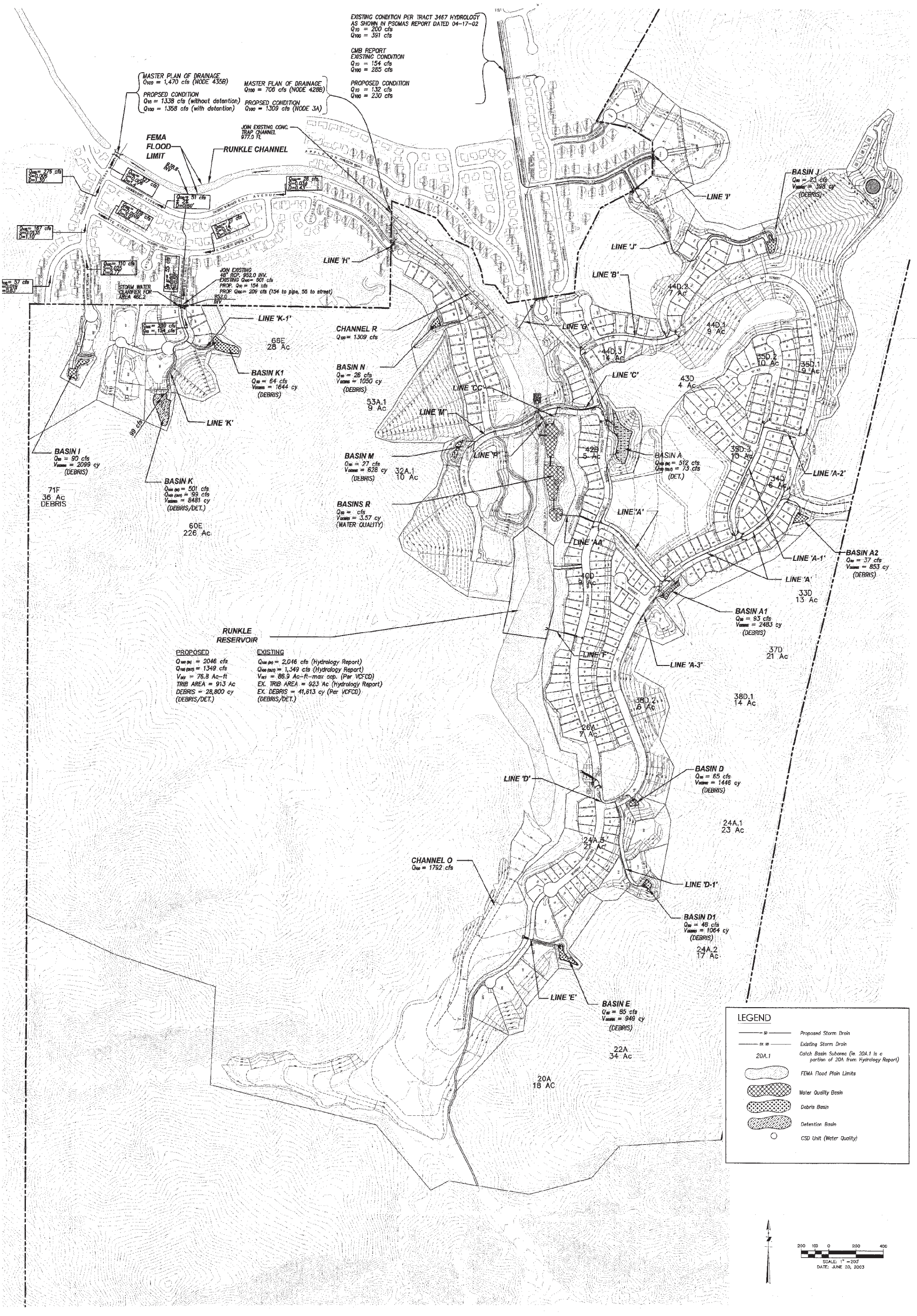
uses associated with the Specific Plan would occur and the CUP and modifications to the Planned Development Permit would be consistent with the elements of the approved Specific Plan. As discussed above, previous contamination has been identified on the site and was disclosed in the Final EIR. The proposed extension of the development agreement and additional discretionary approvals would not place people or structures within areas not previously analyzed for potential hazards in the Final EIR. In addition, no new types of land uses are proposed by the project. Due to the extensive testing and remediation that has occurred on site, the likelihood of encountering additional contaminated materials, such as oil wells remains small. Further, the mitigation measures identified in the Final EIR remain applicable to the project and would be applied if dewatering is required. No new or substantially more severe hazardous material impacts would occur as a result of the proposed extension of the term of the approved development agreement and approval of the additional discretionary actions.

HYDROLOGY

Summary of Analysis in the Runkle Canyon Final EIR

Portions of the existing residential community adjacent to the northern and northwestern corner of the Specific Plan Boundary, and adjacent to Runkle Channel, are within a Flood Hazard Area and Regulatory Floodway as defined by the Federal Emergency Management Agency (FEMA). Stormwater runoff within the residential neighborhood adjacent to the Specific Plan Area located along Comet, Talbert, and Watson Avenues currently exceeds drainage capacity and is subject to flooding in the event of a 100-year storm. Other existing storm drain lines adjacent to the Specific Plan Area have sufficient capacity.

The Specific Plan is designed to maintain or reduce existing drainage flows, limiting developed site runoff downstream of the Runkle Canyon Dam and Reservoir to pre-development or better levels. The City requires that any proposed development Q for a 100-year storm shall be reduced to that of a 10-year Q. In order to comply with Ventura County Watershed Protection District (VCWPD) and City standards, the project includes 11 debris basins and two detention basins. To comply with the National Pollutant Discharge Elimination System (NPDES) Permit requirements, a series of basins and water clarifiers are planned within the community. The debris/desilting basins prevent debris caused by erosion from blocking the storm drain system. The main function of water quality basins is to remove trash and impurities from the site runoff prior to exiting the Specific Plan Area. The majority of the runoff from the site will be treated for pollutant removal. Areas that connect directly to enclosed drain systems will be treated by water clarifiers. **Figure 3.0-1, Drainage Areas Overlying Proposed Development Area** shows the Runkle Canyon drainage areas.



SOURCE: CMB – 2003

FIGURE **3.0-1**

Drainage Areas Overlying Proposed Development Area

The Conceptual Storm Drain and Basins Plan contain two detention basins. Detention basins are temporary storage areas for peak runoff that release excess water from the basin gradually to downstream storm drain facilities. In order to comply with the City's 10-year frequency storm standard, the central detention basin (Basin A) has been designed at the center of residential development. The location of Basin A will contribute to accommodating a greater in-flow than required. The majority of the Specific Plan Area drains to Basin A. Basin K is the second detention basin located at the northwest corner of the proposed project. Proposed Basin K, along with the existing on-site detention basin (Runkle Dam), contribute to reducing the total project Q to less than the required 10-year Q.

Debris basins would be incorporated into the proposed detention basins. Below is a general description of the improvement in the drainage areas. **Table 3.0-4, Drainage Area Flow Reductions**, summarizes the flow reductions for all drainage areas.

Table 3.0-4
Drainage Area Flow Reductions

Drainage Area	Q10 Developed (cfs)	Q100 Developed (cfs)	Required Flow Reduction (cfs)	Q100 Developed with Detention (cfs)	Design Flow Reduction (cfs)
1A-31A	807	1290	None (off site)	1290	0
32A	68	120	52	120	0
54A	80	139	59	139	0
33D-44D	302	515	213	70	445
57E-60E	289	501	212	102	399
66E	44	117	73	254	0
73F-76F	287	363	76	363	0
Total			**685 (cfs)**		**884 (cfs)**

Source: Hydrology & Hydraulics for Runkle Canyon, Crosby Mead Benton & Associates, January 31, 2003.

The Specific Plan includes a drainage master plan consisting of a central detention basin, a structure to reduce the velocity of runoff, debris basins, and water quality treatment basins. After development, runoff volume and velocity into on- and off-site facilities would be equal to or below pre-development levels. As a result, there is no potential for increased runoff velocities, which could cause scouring, or erosion of the beds of drainage channel beds and downstream drainage conditions will not be significantly impacted. The Final EIR determined that the filtration basins would ensure that the project meet the requirements of the NPDES, which would mitigate potential water quality impacts.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

Since the Final EIR was certified in 2004, additional regulations related to hydrology and drainage have been adopted. Specifically, the Los Angeles Regional Water Quality Control Board adopted Order No. 09-0057, a new Ventura Countywide Municipal Separate Storm Sewer NPDES Permit (Permit), for Waste Discharge Requirements for Stormwater Discharges for Municipal Separate Storm Sewer System (MS4) for the County of Ventura. However, the Order allows that projects that include adopted specific plans or approved development agreements continue to comply with the performance criteria set forth in the 2002 Order 00-108. Therefore, the Runkle Canyon Specific Plan will continue to comply with the 2002 Order. The 2002 Order is the criteria under which the Specific Plan was evaluated. As discussed above, the project is designed to reduce stormwater pollution through detention and debris basin. These filtration basins would ensure that the project meet the requirements of the NPDES.

The proposed project would extend the development agreement that implement the Runkle Canyon Specific Plan by five years to 2019. Additional discretionary approvals will also be considered, these include a CUP for the proposed park and modifications to the Planned Development Permit, which will provide additional detail to elements included in the approved Specific Plan. No changes to the amount or type of approved land uses that would be included in the Runkle Canyon project would occur. The Final EIR evaluated the potential for impacts related to hydrology and drainage and determined that mitigation measures and project features would ensure that project runoff rates would not exceed current rates. Therefore, no new or substantially greater impacts would occur as a result of the proposed extension of the term of the approved development agreement and approval of the additional discretionary actions.

LAND USE

Summary of Analysis in the Runkle Canyon Final EIR

The consistency of the Runkle Canyon Specific Plan with applicable land use plans and policies, and the compatibility of the project with surrounding land uses were analyzed in the Runkle Canyon Specific Plan EIR. This evaluation addressed the consistency of the project with the City's General Plan, Hillside Performance Standards and the City Urban Restriction Boundary, and the Local Agency Formation Commission (LAFCO) policies. Approximately 1,531 acres of the Specific Plan annexed to the City of Simi Valley as part of the Specific Plan.

Annexation of the project site to the City and development of the entire Specific Plan with the proposed uses was found to be consistent with the City's land use plans and policies. The Runkle Canyon Specific

Plan was also found to be consistent with LAFCO policies. In addition, the Specific Plan defined a pattern of development determined to be compatible with the surrounding residential and open space uses located near the project site. No significant impacts related to inconsistencies with applicable land use plans and policies were identified in the Final EIR.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The Simi Valley City Council certified the Final EIR and approved the Runkle Canyon Specific Plan and related actions on April 26, 2004. Subsequent to the City approving the project, the Ventura Local Agency Formation Commission approved an amendment to the City of Simi Valley Sphere of Influence to include the entire Specific Plan Area and annexation of the site to the City in September 2004.

In 2007, the City began the process of updating its General Plan to project growth through the year 2030. The City conducted visioning workshops to help in crafting a set of principles that guided the formation of the General Plan. As part of the General Plan Update process the City also developed a comprehensive land use plan that identified areas of the City where land uses will be preserved and areas where new development will be targeted. In areas where new development is targeted, the land use plan specifies what types of land uses are appropriate, including the density and character within those areas. Of the 14 areas of change described in the Draft Simi Valley General Plan, only one, Covington Avenue/Rudolph Drive area, is located within 1 mile of the Specific Plan area. The Covington Avenue area is designated as open space under the existing General Plan; however, a portion would be changed to Residential/Mixed Use. This change would not be affected by the proposed project.

The Draft General Plan includes policies and goals that would mitigate the effects of development that will occur over the next 20 years. Although the Runkle Canyon Specific Plan was approved under the existing General Plan, the policies in the Draft General Plan also provide an important framework for the discussion of potential land use impacts. In particular, the Draft General Plan utilizes the most current Southern California Association of Governments (SCAG) population estimates to determine buildout and General Plan capacity. Policy LU1.1 states "Accommodate the densities and intensities of land use development in accordance with the designations and standards of the Simi Valley Municipal Code. Development shall not exceed 58,438 housing units, 8,764,000 square feet of retail, 7,642,000 square feet of office uses, 5,743,000 square feet of business park uses, and 12,134,000 square feet of industrial uses." The EIR for the General Plan further states that these number represent the maximum development capacity analyzed in the General Plan EIR and that development that exceeds these limits may be subject to additional environmental analysis.

The Draft Simi Valley General Plan recognizes the adopted Runkle Canyon Specific Plan and its components. The Simi Valley General Plan assumes 461 dwelling units including 323 single-family units and 138 senior units will be developed on the Runkle Canyon project site. The extension of the approved development agreement, the CUP for the park and the modifications to the Planned Development Permit would not introduce any new land uses within the Specific Plan Area or change the basic character of the surrounding area. Although the modifications to the Planned Development Permit will provide additional detail for the architectural elements of the project, the basic character of the site, as described in the approved Specific Plan will remain the same. The proposed project would continue to be consistent with the land uses in the existing General Plan and those proposed in the Draft Simi Valley General Plan. Therefore, no new significant or substantially greater impacts would occur as a result of the extension of the development agreement and approval of the additional discretionary actions.

NOISE

Summary of Analysis in the Runkle Canyon Final EIR

Analysis of the potential for roadway and stationary source noise to impact the proposed residential uses, as well as the potential construction noise impacts was assessed in the Final EIR. Project construction activities will primarily include grading of the ground surface and the building of proposed uses. These activities typically involve the temporary use of heavy equipment, such as tractors, loaders, concrete mixers, and cranes. Construction activities would occasionally and intermittently expose the existing residential uses to the north to noise levels greater than 10.0 decibels (dB) over ambient conditions during various phases of construction. Mitigation measures such as limiting site demolition and construction activities to between 7:00 AM and 7:00 PM, use of construction equipment with noise muffling, and the use of hydraulic rather than pneumatic equipment were identified in the Final EIR to mitigate construction related noise to less than significant levels.

Traffic generated by the Specific Plan would cause increases in noise levels along roadways within the City of Simi Valley between 0.0 and 2.5 A-weighted decibels (dB(A)) day-night average sound level (Ldn). The greatest increases in noise would occur along Sequoia Avenue—2.5 dB(A)—near the Specific Plan Area. Overall, these increases in noise would not be readily noticeable and were determined to be less than significant. The Final EIR did not identify any significant noise impacts.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

Noise from the Specific Plan would result from increased activity in the area and traffic generated by the residences and other uses. The certified Final EIR determined the residential uses and the potential future

golf course would generate a total of approximately 4,350 daily trips, with approximately 315 trips occurring during the AM peak hour and approximately 419 trips occurring during the PM peak hour. As no changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan would occur under the proposed project, a similar number of vehicle trips would be generated. It takes a doubling of traffic to cause an audible increase in noise levels. Therefore, the projects contribution to traffic noise would remain unchanged from the analysis in the certified Final EIR, which determined that noise level increases resulting from Specific Plan would not exceed 2.5 dB(A). An increase of 3.0 dB(A) is barely audible, and therefore the project contribution to roadway noise levels would be less than significant.

Other noise sources that would result from operation of the Specific Plan would include noise generated by future residents within the Specific Plan Area. These could include point source noise that such as people talking, doors slamming, lawn care equipment operation, stereos, domestic animals, etc. Suburban residential areas typically have ambient noise environments of between 52.0 and 61.0 dB(A) Equivalent Continuous Noise Level (Leq),[19] which are composites of all noise levels (i.e., traffic and other noise sources) and typically do not exceed City noise standards; therefore, they are not considered significant. These noise levels also contribute to the ambient noise levels that are experienced in all residential areas. As no changes to the amount or type of allowed land uses or any other aspects of the Specific Plan would occur under the proposed project, no new or substantially greater impacts resulting from operational noise would occur.

No change in construction activities or the noise associated with construction would result from the proposed extension of the development agreement, the CUP for the proposed park or the modifications to the Planned Development Permit. No changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan are proposed. Therefore, construction noise resulting from the proposed project would not be different from the construction noise analyzed in the Certified Final EIR. The Certified Final EIR determined that the noise resulting from construction activities may be a short-term nuisance, but is not considered to be a significant impact. Mitigation measures identified as part of the Specific Plan to further reduce construction noise impacts would remain applicable. Therefore, no new or substantially greater impacts would occur as a result of the proposed extension of the development agreement and approval of the additional discretionary actions.

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19 US Environmental Protection Agency, *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*, March 1974.

PUBLIC SERVICES

Police

Summary of Analysis in the Runkle Canyon Final EIR

Police services in the City of Simi Valley are provided by the Simi Valley Police Department (Police Department). The police station is located at 3901 Alamo Street near Tapo Canyon Road, approximately 3 miles north of the Specific Plan Area. Demands for police services would increase above current levels with development of the residential uses. Based on an average household size of 2.99, the Specific Plan would result in an increase in population of 1,378. As part of the adopted Specific Plan, police protection services will be provided as needed. The City will use available funds generated by the Specific Plan and other projects within the City as necessary to maintain adequate police protection services.

One additional impact related to adequate radio communication was found in the certified Final EIR. A radio communications study conducted indicated a clear radio signal cannot be maintained within the residential community development area. To mitigate this impact, the installation of a bi-directional amplifier to augment the signal within the Specific Plan Area has been included as part of the project.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The Police Department anticipates that an increase in staffing (sworn and civilian), with the necessary supporting equipment, will be necessary to serve population and employment growth over the next 20 years. Continued emphasis on the minimization of crime through environmental design (i.e., lighting and points of access) throughout the City's development process will aid in this task. The Draft General Plan includes numerous goals and policies related to police protection. These include crime prevention and protection, technology upgrades, improved communication, and review of development projects. The Draft General Plan EIR found these policies would mitigate potential impacts related to police protection services.

The proposed extension of the development agreement and the additional discretionary approvals anticipated as part of the proposed project would not result in a change to the number of residents anticipated on site. Therefore, extension of the proposed project would not place additional demand on police protection services as compared to the analysis contained in the certified Final EIR. Further, payment of development fees would mitigate any potential impacts. Therefore, no new or more substantial impacts would occur with approval of the development agreement and approval of the additional discretionary actions.

Fire

Summary of Analysis in the Runkle Canyon Final EIR

The Ventura County Fire Department (VCFD) provides fire prevention, fire suppression, and life safety services in Simi Valley. Within the County, there are five battalions organized geographically with 31 fire stations staffed 24 hours per day, 365 days per year. In addition to protecting the unincorporated areas of the County, these battalions serve the cities of Camarillo, Moorpark, Ojai, Port Hueneme, Simi Valley, and Thousand Oaks. The City of Simi Valley is located within Division 23. Division 23 is comprised of two battalions, Battalion 3 and Battalion 4, serving the cities of Moorpark, Simi Valley, and Thousand Oaks, as well as the unincorporated areas of the County that are covered by the geographical boundaries of the Fire District. Fire protection service to the Specific Plan Area is provided by Battalion 4. Battalion 4 is comprised of seven fire stations. Five stations are located in Simi Valley and the remaining two are located in Moorpark. In order to continue to provide fire protection services to the community as new projects are initiated, the VCFD assesses facility fees on all new projects in conjunction with the issuance of building permits. These fees are intended to provide capital improvement funds to ensure that the Department will be able to provide adequate fire protection services to accommodate future growth within the VCFD service area. In addition to maintaining the mandatory fire flow and acceptable response times, the developer will be required to comply with all fire safety regulations outlined in the Uniform Fire Code.

The Specific Plan Area is located in the southern portion of Simi Valley on the northern side of the Simi Hills. The Specific Plan Area is currently undeveloped. Currently, the most likely type of fire in the Specific Plan Area is wildfire. Wildfire potential depends upon several factors, including topography, the composition of on-site vegetation, and climate. In terms of vegetation, the Specific Plan Area is comprised primarily of non-native grassland, coastal sage scrub, and northern mixed chaparral. Both coastal sage scrub and chaparral have adapted to arid conditions and some of the plant species found here contain high amounts of natural oils that aid in spreading fire. The presence of these fire-adapted plants results in this plant community being classified as a high wildfire hazard. A fuel modification plan has been prepared as part of the Specific Plan Area in accordance with applicable VCFD standards. In addition, development of the on-site road network would improve access to the site, thus improving the ability to respond to wildfires on site or in the site vicinity. All on-site roads would be designed and constructed to VCFD standards for roadway widths, grades, turning radii, and drainage structures.

Analysis of Proposed Extension of Development Agreement and Discretionary Approvals

The proposed extension of the development agreement and additional discretionary approvals would not result in a change to the number of residents anticipated on site. No changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan are proposed. In addition, the City of Simi Valley has adopted the California Building Code requirements for proposed developments within High Fire Hazard areas as part of its municipal code. These regulations specify roof, exterior wall covering, and underfloor space requirements, as well as specific requirements for the location and design of roof overhangs, ventilation openings, and decks. The modifications of the Planned Development Permit will provide additional detail regarding the building materials and architectural style, but will remain consistent with the approved Specific Plan. Further, the developer would be required to incorporate applicable Fire Code requirements into final site and building plans and to pay applicable VCFD facility fees. Therefore, extension of the development agreement and the additional discretionary approvals would not place additional demand on fire protection services as compared to the analysis contained in the certified Final EIR. Further, payment of development fees would mitigate any potential impacts. Therefore, no new or more substantial impacts would occur as a result of the extension of the development agreement and approval of the additional discretionary actions.

Emergency Service

Summary of Analysis in the Runkle Canyon Final EIR

Local vehicular access will be provided by extensions of Sequoia and Talbert Avenues, located directly north of the Specific Plan Area. Both access points will be available during project construction. When extensions of existing truncated streets, including Hazelnut Court, High Point Place, and Cobbler Hill Court result in overall cul-de-sac lengths that exceed 800 feet, those cul-de-sac bulbs would be designed and constructed to accommodate emergency vehicle turnaround, consistent with VCFD and City standards. Access to the new water tank and emergency helispot for Planning Area 12 in the northeastern portion of the Specific Plan is via an asphaltic concrete 20-foot-wide drive.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The VCFD installed a new communications system in November of 2006. The new system consists of computers in all of the structure engines, ladder trucks, and command vehicles. In addition, a global positioning system (GPS) can identify the closest unit for dispatch to an incident. Tactical and premise information specific to the incident location that was previously carried in many different books can now

be accessed on the computer screen, allowing for more accurate and efficient fire prevention and emergency services. Further, policies contained in the Draft Simi Valley General Plan require that adequate infrastructure be provided as new development occurs.

The proposed extension of the development agreement and the additional discretionary approvals would not result in a change to the number of residents anticipated on site. Further, no changes to the street layout or any other aspects of the approved Specific Plan are proposed. Therefore, extension of the proposed project would not change the proposed street emergency access as compared to the analysis contained in the certified Final EIR. Therefore, no new or more substantial impacts would occur as a result of the proposed extension of the development agreement and approval of the additional discretionary actions.

TRAFFIC

Summary of Analysis in the Runkle Canyon Final EIR

The traffic impact analysis in the Final EIR studied 13 intersections in the project vicinity. These intersections are: Sycamore Drive and State Route 118 (SR-118) Westbound Ramps; Sycamore Drive and SR-118 Eastbound Ramps; Sycamore Drive and Cochran Street; Sycamore Drive and Los Angeles Avenue; Sycamore Drive and Royal Avenue; Sequoia Avenue and Cochran Street; Sequoia Avenue and Los Angeles Avenue; Sequoia Avenue and Royal Avenue; Tapo Canyon Road and SR-118 Westbound Ramps; Tapo Canyon Road and SR-118 Eastbound Ramps; Tapo Canyon Road and Cochran Street; Tapo Canyon Road and Los Angeles Avenue; and Tapo Canyon Road and Royal Avenue.

The operation of intersections is categorized based on the Level of Service (LOS) system that describes the quality of traffic flow with a rating of A through F. LOS A represents free flow traffic movement and LOS F represents congested forced traffic flows. The City's General Plan Circulation Element has targeted LOS C or better as the maximum operating conditions for the City's intersections.

The residential uses and the potential future golf course would generate a total of approximately 4,350 daily trips, with approximately 315 trips occurring during the AM peak hour and approximately 419 trips occurring during the PM peak hour.

With the addition of traffic from the project, all 13 intersections were projected to operate at LOS C or better during both peak hours. The majority of these intersections, 11 of 13, were projected to operate at LOS A or B during both peak hours. Because the project would not generate significant traffic impacts at the study intersections, no traffic mitigation measures are recommended. No unavoidable significant project or cumulative traffic impacts within the project study area would occur with project

implementation. The project is required to pay the City's Traffic Impact Fee, which the City has adopted to provide funds needed to provide the traffic improvements needed to support the development of the uses allowed by the City's General Plan.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The City is in the process of preparing a comprehensive Draft General Plan update. As part of the Draft General Plan, 10 of the 13 intersections in the Runkle Canyon Specific Plan EIR were evaluated. These intersections are: Sycamore Drive and State Route 118 (SR-118) Westbound Ramps; Sycamore Drive and SR-118 Eastbound Ramps; Sycamore Drive and Cochran Street; Sycamore Drive and Los Angeles Avenue; Sycamore Drive and Royal Avenue; Tapo Canyon Road and SR-118 Westbound Ramps; Tapo Canyon Road and SR-118 Eastbound Ramps; Tapo Canyon Road and Cochran Street; Tapo Canyon Road and Los Angeles Avenue; and Tapo Canyon Road and Royal Avenue.

The Draft General Plan EIR evaluated several different scenarios for future year buildout. These included buildout of the existing General Plan, buildout of the General Plan Update with SCAG projections, and buildout of the General Plan Update with the preferred land uses. The majority of the intersections listed above would continue to operate at LOS A or B during both the AM and PM peak hours under the General Plan with preferred land use scenario. One intersection would operate at an unacceptable LOS; the intersection of Sycamore Drive and Los Angeles Avenue would operate at LOS D in both the AM and PM peak hours under the preferred land use scenario. The Draft General Plan EIR identifies restriping of the westbound through/right turn lane to a through lane and adding a westbound right turn lane as feasible mitigation for this intersection.

Rather than incorporate this specific improvement into the General Plan, the City provides a method for dealing with mitigation of traffic impacts that addresses future changes in land use. The City will regularly revise and refine the City traffic model in response to new development, monitoring of actual traffic volumes, and revision to anticipate ultimate development demands on the system. Traffic impact fees provide for the improvements required and are supplemented by available highway funds from other sources. The Draft General Plan EIR also includes policies that would ensure that intersection and street improvements are provided as needed.

The proposed extension of the development agreement and additional discretionary approvals would not result in a change to the number of residents anticipated on site and would not generate additional traffic beyond levels evaluated in the Final EIR. No changes to the street layout or any other aspects of the approved Specific Plan are proposed. Further, the City will continue to monitor traffic volumes and

provide improvements as necessary. Therefore, the extension of the development agreement and approvals of the additional discretionary actions would not change the traffic analysis as compared to the analysis contained in the certified Final EIR. Therefore, no new or more substantial impacts would occur as a result of the extension of the development agreement and approval of the additional discretionary actions.

UTILITIES

Water

Summary of Analysis in the Runkle Canyon Final EIR

The City of Simi Valley receives water from both local groundwater sources and imported sources from Northern California. The vast majority of the City's water supply is imported via the State Water Project (SWP) California Aqueduct system. The Metropolitan Water District of Southern California (MWD) is the primary wholesale water provider for the region, serving 26 member agencies, including 14 cities, 11 municipal water districts, and one county authority. The MWD's member agencies in turn serve customers in more than 145 cities and 94 unincorporated communities. The Calleguas Municipal Water District (Calleguas MWD) formed to provide a reliable supply of water to an approximately 350-square-mile area in southern Ventura County, purchases SWP water from the MWD and sells it to local purveyors, including the Southern California Water Company. The SWP supply is treated at Joseph Jensen Water Filtration Plant before its delivery to Calleguas.

The Final EIR provides and evaluation of the adequacy of existing water supplies and the water distribution system to serve the Runkle Canyon Specific Plan. A Water Supply Assessment (WSA) was prepared by Southern California Water Company to determine the adequacy of water supplies. Based on the information and findings documented in the WSA, there will be sufficient water supplies to meet the demands of the Specific Plan and other planned growth. With the construction of the water tank and other improvements in the Specific Plan, adequate water service can be provided.

The Specific Plan includes a number of water supply related improvements within the Specific Plan Area and surrounding areas. First, a new 12-inch water line will be constructed within Sequoia Avenue as the main water line to the site. Second, a 2-million-gallon water tank will be on the northeastern portion of the project site and will be connected to project site and surrounding uses through 8-inch and 12-inch water lines. The water tank, which would be filled by a booster pump station located within the Specific Plan Area, would serve the project site and 110 homes adjacent to the site that are currently served by the Pineview Booster Pump Station (BPS). The development of the water tank will improve the reliability of the water service to the adjacent homes, especially in the event of a power failure at the Pineview PBS.

Third, residences that are off of Hazelnut Court, High Point Place, and Copper Hill Court will utilize water lines that currently serve residences on each respective street. Fourth, water lines will be used to connect residences on Comet and Watson Avenues to existing lines that currently serve residences on these streets. The water tank and water supply lines have also been sized to provide service to the potential future golf course.

Table 3.0-6 identifies projected supply and demand for the SCWC Simi Valley System. The Specific Plan is anticipated to use 657,537 gallons per day or 737 acre-feet per year once the project has reached the maximum buildout.

Table 3.0-6
Projected Supply vs. Demand for the City in Acre-Feet Per Year

Year	Projected Water Supply	Projected Water Demand	Water Surplus
2005	11,300	10,707	+ 593
2010	13,300	12,917	+ 383
2015	14,300	14,134	+ 166
2020	16,300	15,815	+ 485
2025	18,000	17,039	+ 961
2030	19,700	18,600	+1,100

The Specific Plan has incorporated a Master Landscape Concept Plan that will utilize drought tolerant and native vegetation in areas that will be disturbed by development. Water conservation measures, as required by the State of California and the City of Simi Valley at the time building permits are issued, will be incorporated into the project

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

MWD has engaged in significant water supply projection and planning efforts since certification of the Final Runkle Canyon EIR in 2004. Those efforts have included the water demands of the Department of Water and Power service area in their projections. In its 2010 Regional Urban Water Management Plan (RUWMP), MWD has consistently found that its existing water supplies, when managed according to its water resource plans, are and will be 100 percent reliable through 2035. Although water supply conditions are always subject to uncertainties, MWD has maintained its supply reliability in the face of such uncertainties in the past, and is actively managing its supplies to ensure the same 100 percent reliability in the future.

The future capacity of the Jensen Treatment Plant to accommodate growth in its service area has been considered in the MWD's 2010 RUWMP. In that document, MWD forecasts demand for water through 2035 and plans infrastructure expansion to align with expected demand. The recent capacity increases at the Jensen Treatment Plant were made in response to these forecasts, which include growth envisioned by SCAG's regional projections (which are, in turn, based on individual city General Plan growth envelopes, including Simi Valley).

The proposed extension of the development agreement and approval of the additional discretionary actions does not include changes to the land uses in the approved Specific Plan and therefore, it not anticipated to result in a change in the amount of water that is required by the project. As described above, Simi Valley's anticipated future water supply and demand was considered in the Draft General Plan EIR and in MWDs future projections and it was determined adequate supplies would be available from MWD. As the proposed project would not change any of the basic features of the approved Specific Plan and would comply with the most recent water conservation measures, no new or substantially increased impacts would occur as a result of the extension of the development agreement and approval of the additional discretionary actions.

Wastewater

Summary of Analysis in the Runkle Canyon Final EIR

The Sanitation Services Division of the City of Simi Valley Department of Public Works operates the City's sanitary sewer system and water quality control plant (WQCP). The WQCP, located at 600 West Los Angeles Avenue, treats all wastewater in Simi Valley. After treatment, the wastewater is discharged into the Arroyo Simi and allowed to percolate into the streambed. During wet periods, any water that does not percolate into the streambed is conveyed to the ocean via Calleguas Creek.

On average, the WQCP currently treats approximately 10 million gallons per day (mgd) of wastewater and is rated to accept up to 12.5 mgd of wastewater; it is thus operating at approximately 80 percent of its current capacity. Treatment at the WQCP consists of aerated grit removal, primary sedimentation, flow equalization, activated sludge biological treatment, secondary sedimentation, dual media filtration, chlorination, and dechlorination. In 2005, the City completed a major process addition to the WQCP: adding nitrification-denitrification (biological nutrient removal) process components, while upgrading and updating many associated facility components.

The residential community and potential future golf course will generate a combined total of approximately 204,000 gallons of wastewater per day. Wastewater would be transported to the Simi Valley Water Treatment Facility. The existing City sewer system has capacity for wastewater that would

be generated. In addition, the wastewater treatment plant has sufficient capacity to treat and dispose of this amount of wastewater. No impact with regard to wastewater conveyance, treatment, or disposal will occur.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The proposed project would extend the development agreement that implements the Runkle Canyon Specific Plan by five years to 2019. Additional discretionary approvals will also be considered; these include a CUP for the proposed park and modifications to the Planned Development Permit, which will provide additional detail to elements included in the approved Specific Plan. No changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan are proposed. The certified Final EIR estimated that total wastewater generation resulting from build out of the project would be 204,000 gallons per day (gpd). Considering that the proposed project would not change the amount or type of allowed land uses, no increase in wastewater generation would occur.

As described above additional water conservation measures were not required at the time the Final EIR was certified, and as a result, actual water demands would be less than previously estimated due to implementation of water conservation measures required by the City of Simi Valley. Further, the City's Draft General Plan EIR evaluated the potential for impacts to occur as a result of development (including the Runkle Canyon Specific Plan) through 2030. Based on the Draft General Plan EIR, impacts related to wastewater treatment and conveyance infrastructure were determined to be less than significant. As the Runkle Canyon Specific Plan is an accepted land use within the Draft General Plan, the Specific Plan and the proposed project would be consistent with this finding. Therefore, no new or substantially greater impacts would occur as a result of the extension of the development agreement and approval of additional discretionary actions.

Solid Waste

Summary of Analysis in the Runkle Canyon Final EIR

The Simi Valley Landfill & Recycling Center (SVLRC), operated by Waste Management, currently provides approximately 60 percent of Ventura County's daily refuse disposal needs and 100 percent of City of Simi Valley's daily refuse disposal needs. Approximately 75 percent of all waste accepted at the SVLRC originates in Ventura County.

The SVLRC permitted site area is 298 acres with a permitted disposal area of 186 acres. The SVLRC is permitted to accept up to 3,000 tons per day (tpd) of refuse and can accept 6,250 tons of recyclable

materials.[20] The SVLRC recycles approximately 25 percent of all waste accepted. The average daily disposal for 2007 was 2,177 tpd, or approximately 73 of its permitted daily capacity. The total permitted capacity of SVLRC is 43,500,000 cubic yards, and the estimated remaining permitted capacity is 23,201,173 cubic yards.[21] In 2011, the Ventura County Board of Supervisors approved Waste Management's request to expand the capacity of the facility. The expansion will add 186 acres to the site and will double the maximum amount of daily trash that can be accepted there, from 3,000 tons to 6,000. With the approved expansion, the facility is expected to remain in operation through 2057.

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The proposed project would extend the development agreement that implements the Runkle Canyon Specific Plan by five years to 2019. Additional discretionary approvals will also be considered; these include a CUP for the proposed park and modifications to the Planned Development Permit, which will provide additional detail to elements included in the approved Specific Plan. No changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan are proposed. The proposed uses allowed by the Specific Plan would generate approximately 1.31 tons of solid waste per day after recyclable materials are diverted from the waste stream. While solid waste generated by the project would incrementally shorten the lifespan of the Simi Valley Landfill, sufficient landfill capacity would be available with the approved expansion of the facility. Expansion of the Simi Valley Landfill, development of alternative waste to energy technologies, and compliance with diversion goals under AB 939 would all reduce solid waste disposal rates locally and regionally. Therefore no new or substantially greater impacts would occur as a result of the extension of the development agreement and approval of the additional discretionary actions.

Cumulative Effects

Summary of Analysis in the Runkle Canyon Final EIR

The cumulative impact analysis considered related projects based on the City of Simi Valley's summaries of residential, commercial, and industrial developments at the time the Final EIR was certified. Based on the City's list of related projects, it was found that there were no commercial or industrial projects proposed or under construction near the Runkle Canyon Specific Plan Area. With regard to other residential projects, one other residential project was proposed to be located along the southern edge of

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20 Cal Recycle Active Landfill Profile for Simi Valley Landfill and Recycle Center. http://www.calrecycle.ca.gov/Profiles/Facility/Landfill/Default.asp

21 Cal Recycle Active Landfill Profile for Simi Valley Landfill and Recycle Center

the City in proximity to the Runkle Canyon Specific Plan Area. An application had been filed requesting approval of 58 residential lots on approximately 50 acres, approximately 1 mile west of the Runkle Canyon Specific Plan Area. This project was proposed west of the northern edge of the Runkle Canyon Specific Plan Area. The Final EIR considered the potential cumulative effects of this project in combination with related projects. Each topic area within the Final EIR included an evaluation of the potential for the project to contribute to a cumulative impact and found that no significant cumulative impacts would occur, with the exception of air quality (described above).

Analysis of Proposed Extension of Development Agreement and Subsequent Approval Actions

The proposed project would extend the development agreement that implements the Runkle Canyon Specific Plan by five years to 2019. Additional discretionary approvals will also be considered. These include a CUP for the proposed park and modifications to the Planned Development Permit, which will provide additional detail to elements included in the approved Specific Plan. No changes to the amount or type of allowed land uses or any other aspects of the approved Specific Plan are proposed. The Runkle Canyon Specific Plan is included in the City's General Plan, which considers the cumulative effects of the Specific Plan combined with other project within the City. As the proposed project does not include any changes to the amount or type of land uses included in the Runkle Canyon Specific Plan and the project has been included and planned for by the City since its approval in 2004, no change to the cumulative effects of the project would occur as a result of the proposed project modifications. Therefore, no new or substantially greater impacts would occur as a result of the extension of the development agreement and approval of the additional discretionary actions