Conejo Community Park and Center Project

Draft Initial Study – Mitigated Negative Declaration

prepared for
Conejo Recreation and Park District
403 West Hillcrest Drive
Thousand Oaks, California 91360

under contract to:
AGD Architecture and Design
2050 Parker Street
San Luis Obispo, California 93401
Contact: Andrew C. Goodwin

prepared by
Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

April 2021

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Initial Study

1. Project Title

Conejo Community Park and Center Improvements

2. Lead Agency Name and Address

Conejo Recreation and Parks District
403 West Hillcrest Drive
Thousand Oaks, California 91360

3. Contact Person and Phone Number

Andrew Mooney, Senior Park Planner, 805-495-6471

4. Project Location

The project site is Conejo Community Park, located at 1175 Hendrix Avenue across from its intersection with Dover Avenue in Thousand Oaks, Ventura County, California. The parcel on which the project site is located is 48.37 acres and is Assessor's Parcel Number 524-009-0255. The portion of the site occupied by Conejo Community Park makes up approximately 36.6 acres of the total parcel. The project site is located less than 1 mile north of U.S. Route 101 and 0.33 mile west of North Moorpark Road. Figure 1 shows the location of the site in the region and Figure 2 shows the project site in its neighborhood context. Figure 3 through Figure 7 show photographs of locations throughout the park.

5. Project Sponsor's Name and Address

Conejo Recreation and Parks District
403 West Hillcrest Drive
Thousand Oaks, California 91360

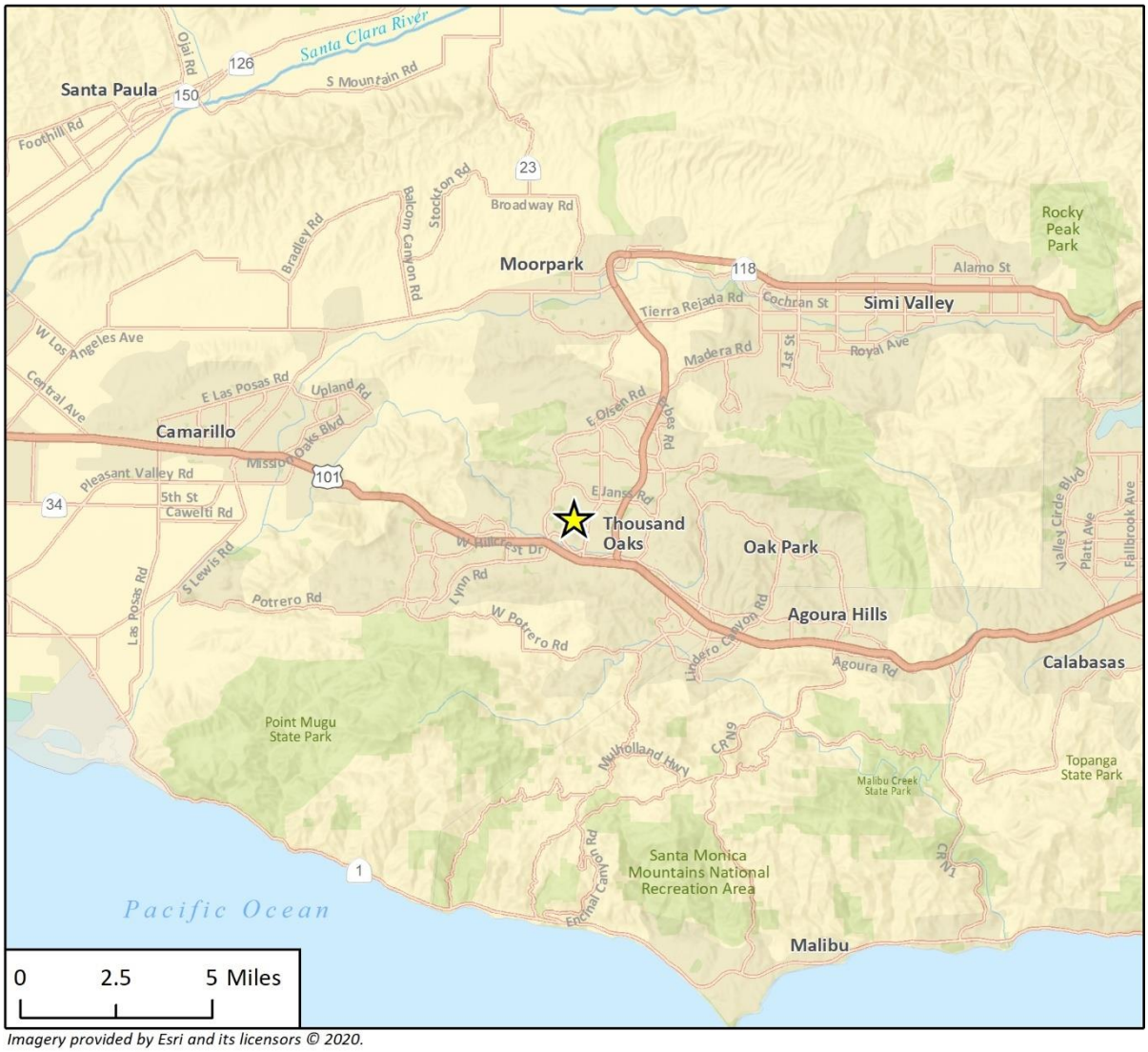
6. General Plan Designation

The Land Use Element of the City of Thousand Oaks General Plan (1997) designates the site as Existing Parks, Golf Courses, Open Space.

7. Zoning

The project site is in the Public, Quasi-Public, and Institutional Land and Facilities (P-L) Zone. According to Section 9-4.2105 of the Thousand Oaks Municipal Code (TOMC), the P-L zone permits parks with a Design Permit (DP). Because the project site is already a park and the proposed project would maintain it as such, and because the proposed project is an allowed use in this zone, a DP is not required.

Figure 1 Project Regional Location



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Project Location

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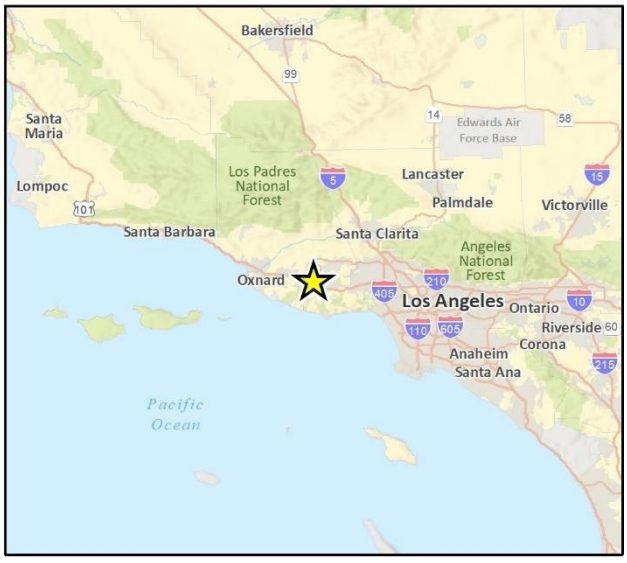

Figure 2 Project Site in Neighborhood Context

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Figure 3 Photographs of the Project Site

Photograph 3a. Park entrance looking southwest from Hendrix Avenue

Photograph 3b. Existing community center looking southwest

Figure 4 Photographs of the Project Site

Photograph 4a. Existing playground area looking northeast

Photograph 4b. Picnic area with mature oak and other trees, gently rolling topography

Figure 5 Photographs of the Project Site

Photograph 5a. Channelized creek in developed park, looking east

Photograph 5b. Existing bridge over creek, looking south with community center in the background

Figure 6 Photographs of the Project Site

Photograph 6a. Baseball field right field looking west

Photograph 6b. Baseball field from beyond the outfield fence, looking southwest

Figure 7 Photographs of the Project Site

Photograph 7a. Sycamore woodland near Gainsborough Road looking northwest, proposed trail area in foreground

Photograph 7b. Ephemeral drainage in the northern area of the project site

8. Project Description

The Conejo Community Park and Center Improvements Project (proposed project or project) would be located within the Conejo Community Park, at 1175 Hendrix Avenue across from its intersection with Dover Avenue in Thousand Oaks. The project entails improving existing park facilities, including demolishing the existing community center building and constructing an expanded new community center building; and renovating outdoor features including the baseball field, landscaping at the existing channel and bridge feature, and trails and landscaping throughout the park. Improvements will be constructed so the existing topography and natural features are preserved and will be done in accordance with the Conejo Recreation and Parks District (CRPD) plans and specifications.

The following sections describe the various components of the project. The conceptual plans for the project are shown after these sections, in Figure 8 and Figure 9, and the entire preliminary conceptual design package is presented in Appendix A.

Program Components

As shown in Figure 8, proposed project improvements in the eastern portion of the park consist of the following:

- Upgraded baseball field
- New park trails
- Enhanced creek and bridge with boulders and plantings
- Entry feature and passenger drop off area with overlook areas
- New lower parking lot that will preserve mature trees
- Enhanced picnic area
- Seating area with enhanced wisteria vines
- Center plaza
- New upper parking lot and drop off
- New community center, with adjacent terraced rain gardens
- Amphitheater area with an enhanced lawn, enhanced stage, and ADA improvements

As shown in Figure 9, proposed project improvements in the western portion of the park consist of the following:

- Trail improvements
- New trees and trail planting

Community Center Building Characteristics

The proposed community center building would replace the existing one-story community center building and be built in the same location. The footprint of the existing building is slightly smaller and oriented with the entrance facing roughly east. The new community center building will be built with a more pronounced northeast orientation, with a slightly larger footprint. The proposed two-story community center building would include approximately 16,653 square feet (sf) of total building area, replacing the approximately 6,955 sf of total building area found in the existing one-story community center building. The front of the proposed building on the southeast side will provide access from the upper parking lot and the northwest facing side will open onto the developed park. As shown in Figure 10, Figure 11, and Figure 12, a reception area, multipurpose rooms, a kitchen, classrooms, and offices will be situated throughout both floors.

Figure 8 Conceptual Plan West Side of Park

Figure 9 Conceptual Plan East Side of Park

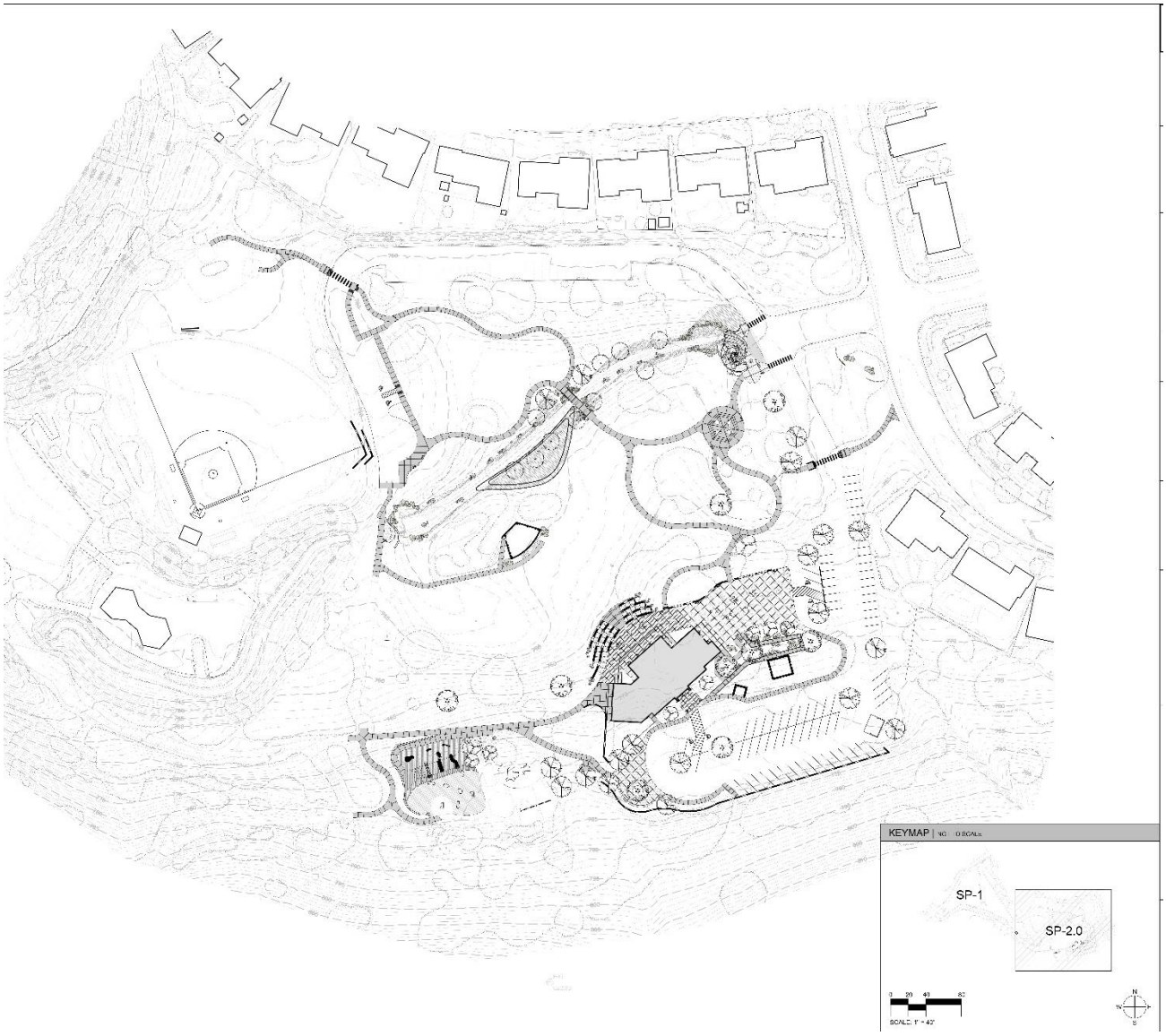

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Figure 10 Community Center Plan View, First Floor

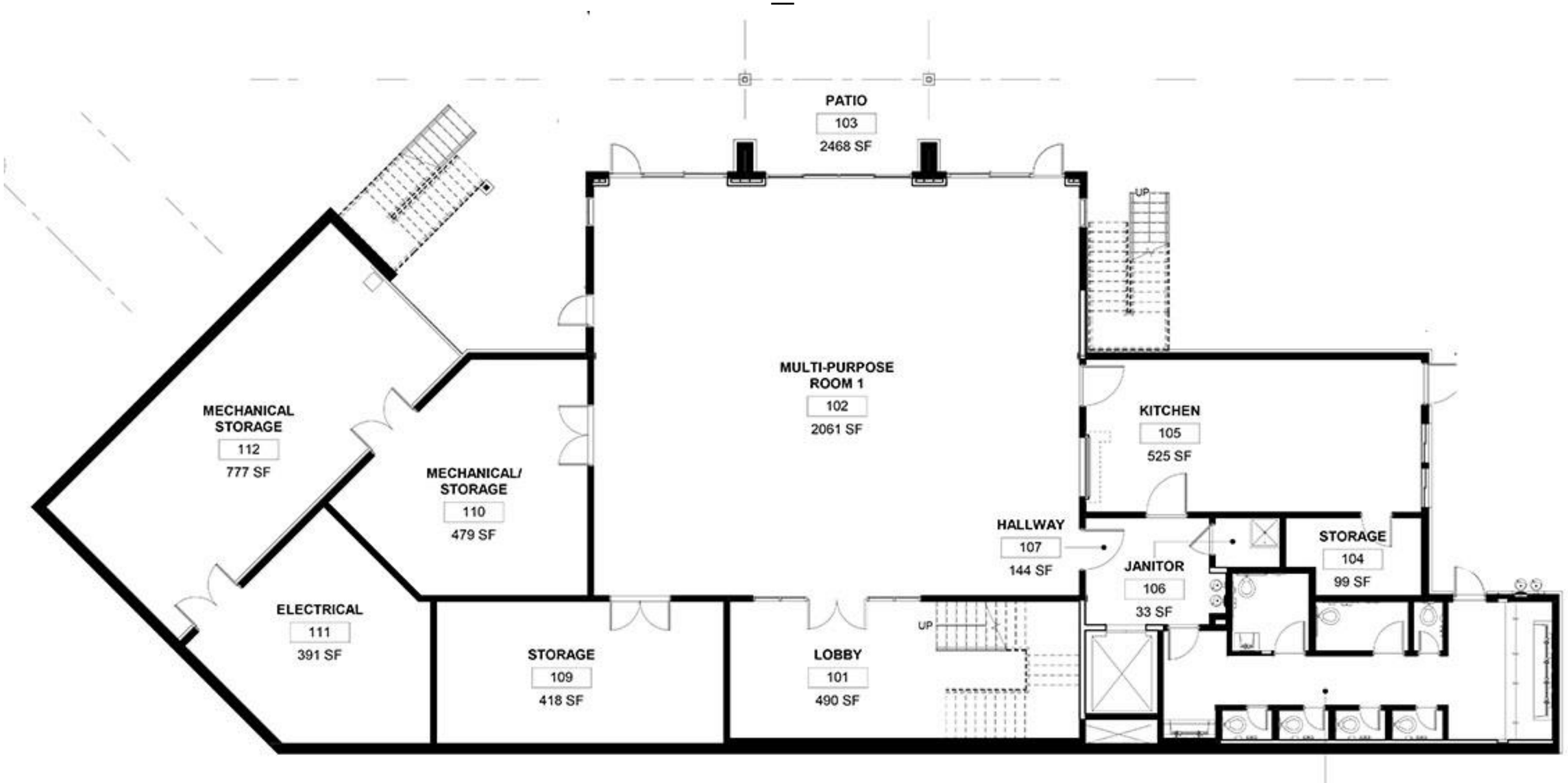


Figure 11 Community Center Plan View, Second Level

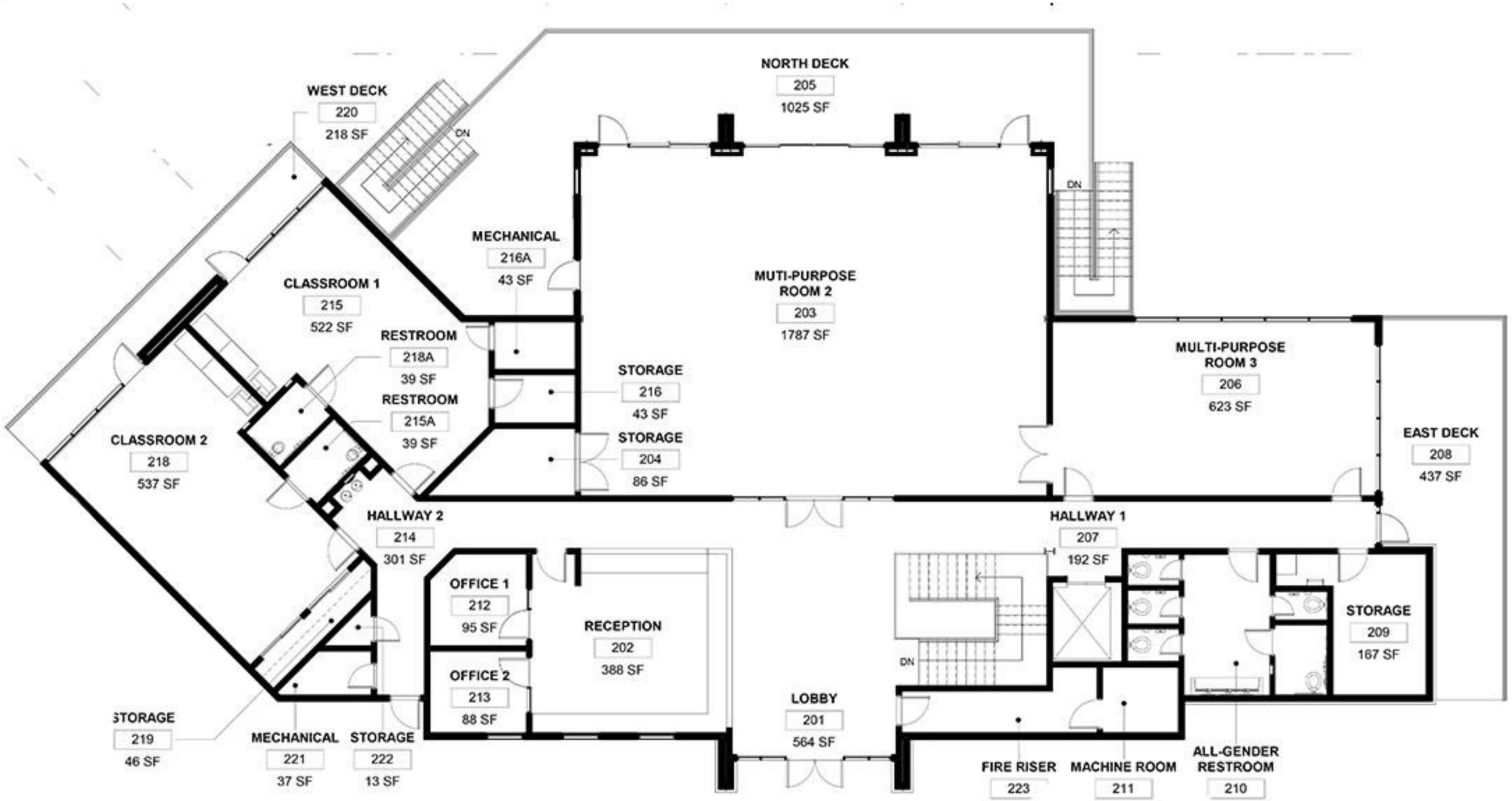


Figure 12 Community Center Conceptual Elevation

The following functional program components and spaces have been defined within the new community center component of the proposed project in the following way:

- **Business (Offices and Reception Desk).** These spaces are important for the management and organization of the community center's activities as they are the first point of contact for visitors. Here patrons are welcomed and provided information regarding all of the opportunities at the Conejo Community Center.
- **Education (Classrooms and Galleries).** Educational interactions are flexible in a multipurpose building such as this. Galleries in lobbies and circulation corridors will provide new information and encouragement to all who enter the center, while classroom spaces will serve the changing needs of the community that uses them.
- **Indoor Gathering (Multipurpose Rooms).** The large multipurpose halls will be extremely flexible depending on the demands of the community. The center could potentially host business conferences and educational seminars, while also accommodating receptions for weddings or school dances.
- **Outdoor Gathering (Plazas, Playgrounds, and Landscaping).** The community center is not limited to the boundaries of its exterior walls. The activities indoors and outdoors will have direct contact with each other. The community could regularly gather in a large group (e.g., concerts in the park) from the stage to the plaza to the decks and into the community rooms.
- **Service (Mechanical, Groundskeeping, and Storage).** With such a high capacity for serving the community, the center and park also require upkeep and preparation space. Service areas allow for a variety of needs to be met with high levels of convenience, which is important in considering the staff as well as the community.

More detailed descriptions of each of these project components are available in the Programming Assessment included as Appendix A of this IS-MND.

Vehicle Access and Parking

Vehicular access points to the park will not change. Some alterations to the form and materials of the access point off Hendrix Road and the parking areas would occur as part of project implementation. This includes the parking area south of the existing community center, where the retaining wall at the southern edge would be removed and the parking lot would be extended up to 10 feet into the undeveloped area south of the existing wall. Existing light poles and other components would be removed, and new retaining wall, light poles, and other parking facility components would be installed. The existing park infrastructure includes over 150 parking spaces throughout the park, with ADA-accessible spaces in locations meant to offer access to as much of the park as possible. As shown in Figure 8 and Figure 9, parking alterations are proposed around the community center building only; all other parking lots are considered adequate and will remain.

The parking lot configuration at the new community center has been designed to provide equal opportunity for accessibility around the building and park, as well as new fire access for life safety services. The upper (southern) parking lot will have a large turn-around location near the playground that can be used for temporary drop off but is meant to accommodate the turning radius of fire vehicles. The new ADA-accessible spaces will be added at the upper lot.

The parking lot south of the community center will be expanded to the south, as described above. More parking, ADA-accessible spaces, a drop off area, and driveway access for park and food service vehicles will be added at this parking lot. This new lot expansion at the east of the building will

provide greater access to the picnic areas and new plaza. The enlarged parking configuration concept is provided in Figure 13.

Accessory Buildings

The proposed project would improve new accessory buildings to make some event-serving facilities more permanent. Accessory buildings include a permanent stage for concerts that would be constructed in the center of the park where the existing temporary stage is located, a new covered gazebo close to the park entrance, and replacement of the existing public restroom west of the baseball field to include a new grounds and maintenance shed. The renovation and expansion of the baseball field will include repositioning the outfield fence line to make the field larger for potential sanctioned Little League tournament use (Figure 14).

Landscape Improvements

Conejo Community Park features mature sycamore and oak tree groves and pockets of landscaping that make it a welcome outdoor space for the community. The proposed project would enhance the existing creek with a new bridge, add new landscape areas throughout the park, and provide landscape improvements around the new community center. The new planting and irrigation work would retain the form of the existing park while enhancing various components in a sustainable and resilient way.

Exterior Lighting

In the evening, security lighting on the community center building and in the parking lot would be limited to the number of fixtures necessary to illuminate the area for safety. The lighting would be positioned so that it would not affect adjacent uses by spilling onto or shining into nearby residential or open space uses. Events held in the evening within the park may install temporary lights, but these would be limited to the duration of the event.

Grading and Construction

The proposed project would include demolition of the existing community building, grading, and over-excavation of the community center footprint, and some tree removal. Some paved pedestrian paths would be improved for ADA access. All work would be completed in one phase within one year. Grading would occur after demolition of the community center and would involve the generation of 3,500 cubic yards of cut and 3,500 cubic yards of fill. The earthwork is expected to be balanced on site, and thus no soil will need to be imported or exported to or from the site. The Preliminary (“50%”) Grading Plans are included as Appendix B of this IS-MND.

Off-Site Improvements

The proposed project would include off-site improvements limited to utility connection upgrades necessary to serve the project, including water, sewer, gas, and electrical. These utilities are available via Hendrix Avenue, the public street adjacent to the east property line of the project.

Operational Components

According to the Programming Assessment (Appendix A), project operation would include existing and new components. Table 1 offers an overview of the events, described in more detail in the Programming Assessment.

Figure 13 Enlarged Parking Configuration Conceptual Plan

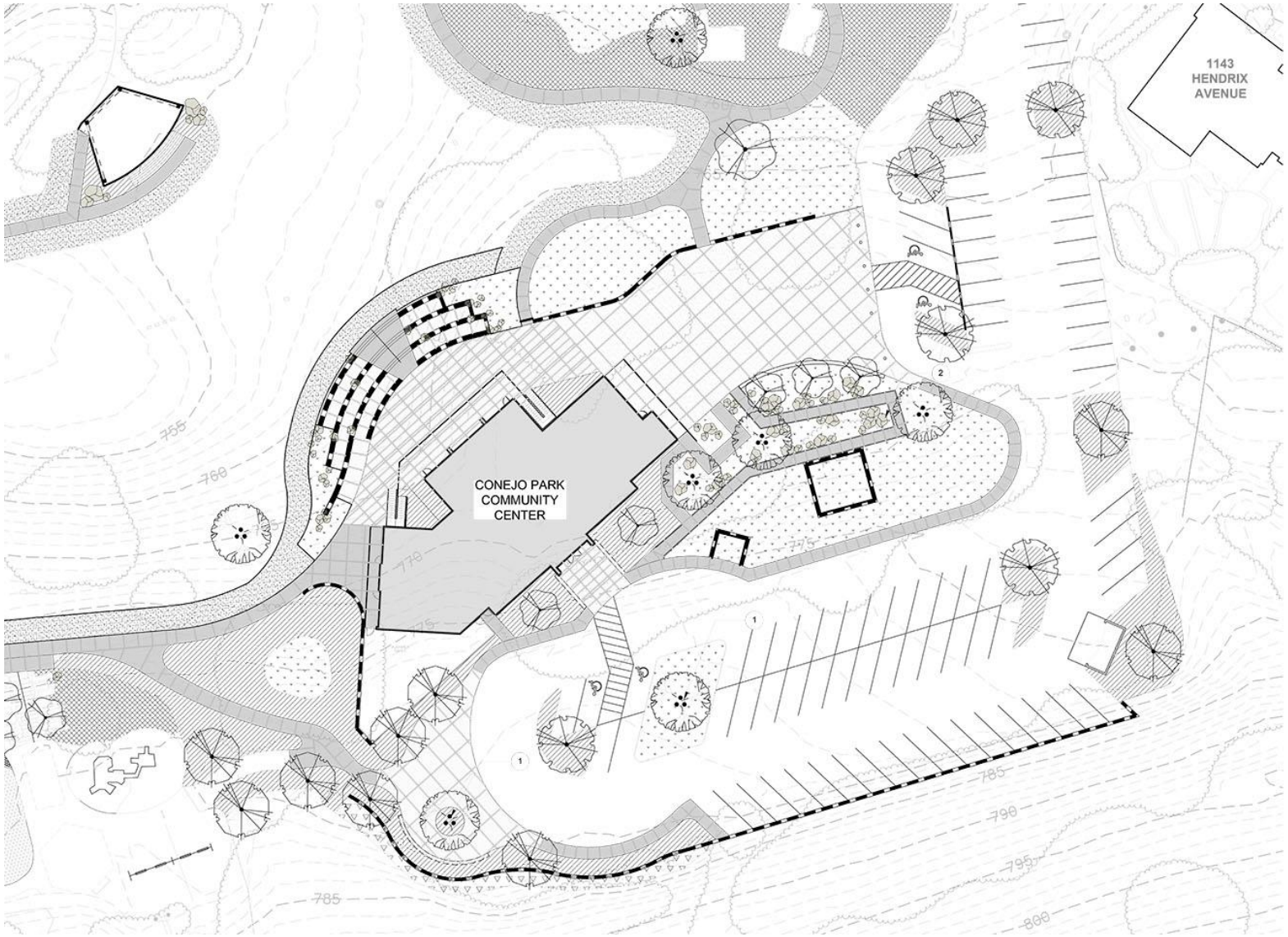


Figure 14 Accessory Buildings

Table 1 Existing and Proposed Project Operational Components

Activities	Existing Attendees	Existing Frequency	Proposed Attendees	Proposed Frequency
Preschool	18-20 children plus teachers x 2 classes (36-40 children total) during school year	5 days per week	same as existing	same as existing
Programming (CRPD classes: Jazzercize, table tennis, fencing & other routine center rentals)	Approximately 20 per program	20 per week	same as existing	25-30 per week
Summer youth camps	125 children	6 camps June to August	same as existing	same as existing
Business Conferences	100	1-2 per year	150-200	3-5 per year
Corporate Retreats	0	0 per year	30-50	3-5 per year
Community and Cultural Events (includes concerts)	from 30 to 6,000 depending on event	12-15 per year	same as existing	15-20 per year
Wedding Events	150-200	8-10 per year	same as existing	12-15 per year
Outdoor movies	0	0 per year	40	1-2 per year

N/A = not applicable
Source: Appendix A

9. Surrounding Land Uses and Setting

Surrounding land uses include one-story, single-family homes to the east, north, and northwest; hillside open space in the Conejo Valley Botanic Garden to the west/southwest; and undeveloped hillside open space outside the Conejo Valley Botanic Garden directly to the south. Tarantula Hill, a popular open space hiking area, is northwest of the project site and is mentioned as some proposed trail improvements are intended to provide connectivity between the northerly open spaces and the park. Figure 15 and Figure 16 provide example views of surrounding land uses, including the botanical garden west of the project site.

Figure 15 Photographs of Surrounding Land Uses

Photograph 15a. Residential uses southeast of the park entrance

Photograph 15b. Hillside and open space south of the project site.

Figure 16 Photographs of Surrounding Land Uses (Botanic Garden)

Photograph 16a. Trail areas within the Botanic Garden, western edge of the project site

Photograph 16b. Bench seating area in Botanic Garden

10. Other Public Agencies Whose Approval May Be Required

The CRPD is the lead agency for the proposed project, and has the principal responsibility for carrying out or approving the project, including preparation of the environmental analysis in this report that forms the basis for determining potential environmental impacts (14 California Code of Regulations Section 15050).

Responsible agencies are all public agencies that would have discretionary approval over permits and other regulatory compliance for the project (14 California Code of Regulations Section 15381). Because permits from the City of Thousand Oaks may be required (including Oak Tree or Landmark Tree permits if work encroaches on or removes any oak trees during development of the proposed project), the City of Thousand Oaks is considered a responsible agency.

If jurisdictional features are identified for work in the channelized or natural stream areas, such as the new bridge that would span the channelized creek, then permits and approvals may be required from the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB), which would also be considered responsible agencies.

11. Tribal Consultation

CRPD initiated the tribal consultation process, as required under Public Resources Code (PRC) Section 21080.3.1 and consistent with Assembly Bill (AB) 52. A Sacred Lands File (SLF) search for another project on a site approximately 1.5 miles from the project site was requested in 2018 by Wayne Bischoff of Envicom Corporation. The Native American Heritage Commission (NAHC) conducted this SLF search within the Newbury Park 7.5-minute quadrangle, which is the same search area applicable to the Conejo Community Park. The Native American Heritage Commission (NAHC) responded on September 11, 2018, stating that the SLF search was negative, indicating the NAHC has no documentation/record of Native American heritage resources on the USGS *Newbury Park* 7.5-minute quadrangle on which the currently proposed project is located.

On the behalf of the CRPD, Rincon electronically sent AB 52 consultation letters on January 27, 2021, to seven NAHC-listed California Native American tribal contacts that requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated (see Appendix J). The list of tribal contacts for Ventura County was provided by the NAHC in 2019. Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation. As of April 2, 2021, two responses were received from the tribes contacted, neither of which requested consultation regarding the proposed project.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

Determination

Based on this initial evaluation:

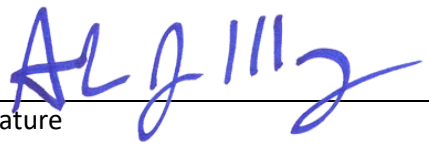
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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



Signature

April 28, 2021

Date

Andrew Mooney

Printed Name

Senior Park Planner

Title

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Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	■	☐
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	■
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	■	☐

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

A scenic vista is a view from a public place (roadway, designated scenic viewing spot, etc.) that is expansive and considered important. It can be obtained from an elevated position (such as from the top of a hillside) or it can be seen from a roadway with a longer-range view of the landscape. An adverse effect would occur if a proposed project would block or otherwise damage the scenic vista upon implementation.

The City of Thousand Oaks Scenic Highways Element identifies several roadways with access to scenic views of the distinctive landscape in Thousand Oaks considered of "outstanding natural beauty," and part of "a complete, local scenic highway system" (City of Thousand Oaks 1974). Views from scenic corridors consider the area from the roadway right-of-way (foreground) to the line of site (middle ground and background). The policies support preserving and enhancing the visual character of the roadways and views from those roadways, particularly where the developed, urbanized environment gives way to segments of open space featuring rolling hills, native and

planted trees, and grasslands with blooming wildflowers in the spring and vegetation that ranges from bright green to golden brown depending on the season.

The project would occur on a site that is developed with an existing park, situated in an area with rolling hills where mature trees and grasslands occur alongside residential and commercial development. Lynn Road is the nearest City-designated scenic corridor, 1.3 miles from the project site and separated by intervening open space areas (e.g., Tarantula Hill) and residential and commercial development. Lynn Road is described as having prominent vistas of both the southwest hills and the distant Santa Monica Mountains (City of Thousand Oaks 1974). Similarly, Gainsborough Road, from where it intersects with Lynn Road to Jeaunine Drive, north of the baseball field parking area, offers views of these same rolling, tree- and grass-covered hillsides (Figure 17). This is approximately 1,000 feet from the northern end of the park, where trail improvements are proposed along Jeaunine Drive. The park is situated at a lower elevation than Gainsborough Road, and is not visible to motorists driving on this roadway. Closer to the park, residential development occurs along Gainsborough Road and obscures views toward the project site and the mountains. Overall, the project site is not visible from public roadways until the viewer reaches the entrance to the park.

From Hendrix Avenue, at the entrance to the park, views of the hillsides in the distance are visible beyond the mature trees that occur in the grassy median between the adjacent residential development and the park access road. Looking across the project site from Hendrix Avenue, the mature trees and well-maintain parkland open space are visible, along with the simple, rustic features of the existing park design (Figure 18).

Figure 17 View Northeast on Gainsborough Road from Jeaunine Drive

Figure 18 View toward Southern Hills from Hendrix Avenue

The project is designed to retain as many of the project site's existing mature trees as feasible, along with the general topography and natural aesthetic that define the park environment. The new community center is designed to integrate with the existing site's topography and mature landscape. Furthermore, even while the new community center would be taller than the existing one, it is sited further back from the neighborhood and mature trees will continue to buffer its visibility from public roadways within the nearby residential development. Somerset Circle is within residential development adjacent to the baseball field, to the northeast and at a higher elevation than the park. From Somerset Circle, looking south, existing single-family homes block public views from the roadway, making the project site inaccessible visually.

The nearby hillsides feature numerous hiking trails used by residents and visitors, with long-range views of the valley and mountains in every direction. While these are not public roadways or designated scenic viewing locations, they are discussed here because of their potential to offer valuable scenic vistas to the community. From the top of the nearest southerly hillside, the park is slightly visible looking across the project site (Figure 19). Existing development within the park is softened by mature trees and the open green spaces.

Figure 19 View looking North from Adjacent Residential Area across Project Site

While the proposed community center building would be taller than the existing community center building, it would not be tall enough to obscure views across the project site and the existing and newly planted trees would continue to soften its visual effect. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

No State-designated scenic highways occur on, next to, or near the project site. Although U.S. 101 is a designated scenic highway for some of its extent, this does not include the area near Thousand Oaks or the project site (California Department of Transportation 2019). State Route (SR) 118 is eligible for listing from SR 23 to Desoto Avenue near Browns Canyon, but this area is outside of Thousand Oaks and more than 8 miles north of the project site, and thus too far away for the project to affect any resources visible from that roadway. The City of Thousand Oaks Scenic Highways Element identifies the span of U.S. 101 from Westlake Boulevard to Lynn Road and the portion of SR 23 near Sunset Hills Road as part of the local scenic highway system as both highways offer scenic views in east/west directions in areas where they pass through Thousand Oaks (City of Thousand Oaks 1974). The project site is 1.0 mile from the part of U.S. 101 near Lynn Road and approximately 1.0 mile from SR 23 directly south of the project site. On SR 23, densely planted, mature trees along the highway obscure views to the north; from U.S. 101, densely planted landscaping and intervening commercial and residential development impede long-range views toward the project site. Furthermore, the project site is a developed park; new buildings and structures would not be substantially different or taller than those already in place. Development on the project site would not, therefore, affect any visual resources on or near scenic highways or scenic corridors in Thousand Oaks. There would be no impact.

NO IMPACT

c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The project would occur in a park that was constructed at least 50 years ago. The project vision as presented in the Programming Assessment (Appendix A) includes facility improvement and expansion (Appendix A). In keeping with CRPD goals and policies to maintain and improve facilities per the CRPD Master Plan (CRPD 2020), the project would increase recreation opportunities in a well-designed, visually pleasing environment that includes thoughtful, place-making architecture, along with increased and improved landscaping. The current setting has a high visual quality, with single-family residential development bordered by dense groves of oak trees and other planted landscaping. Open space hillsides and meadows break up development density and provide views across and through neighborhoods from roadways toward the mountain and nearby hillsides.

The TOMC regulates the appearance of development in hillside areas, ridgeline overlay zones, and within scenic highways. The project does not occur in any of these areas and thus would not conflict with these regulations. Furthermore, project implementation would improve the appearance of facilities within the park that have become degraded through age, providing a beneficial effect. There would be no impact.

The project would implement improved or enhanced facilities and landscaping designed to fit into the existing landscape and integrate in form and volume with the visual character of the area. The design includes provisions for increased or added trees, flowering shrubs and vines, and other features that would enhance the already attractive environment. Visual quality would be improved, and impacts would be beneficial.

The project is in an urbanized or semi-urbanized area zoned for public uses. Project design would not conflict with scenic quality stipulations described in the analysis above. The park improvements would increase connectivity, construct a new community center designed to integrate visually into the hilly landscape in which it is situated, and improve other park facilities in a way that would generate beneficial aesthetic and visual quality impacts to the park. Thus, there would be no impact.

NO IMPACT

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

For purposes of this analysis, light refers to light emissions (brightness) from both stationary sources of light, such as exterior parking lot and building security lighting and light that spills from windows of multi-story buildings; and moving sources of light from the headlights of vehicles driving on roadways near the project site.

Currently the parking lot near the community center has a single pole-mounted light fixtures and the center building has minimal security lighting. Parking next to the baseball field has no lighting and, similarly, the baseball field is not lighted. During the day, light associated with parking lots, buildings, and structures in the park would not be visible to adjacent uses. In the evening, security lighting on the community center building and in the parking lot would be limited to the number of fixtures necessary to illuminate the area for safety. The lighting would not be positioned in a way that would affect adjacent uses by spilling onto or shining into nearby residential or open space uses. Events held in the evening within the park may install temporary lights, but these would be limited to the duration of the event. All events in the park would be required to comply with City of Thousand Oaks regulations that govern temporary event lighting (See TOMC Section 9-4.2524). Furthermore, the project lighting design would conform to City of Thousand Oaks lighting ordinances to ensure light does not spill onto adjacent properties or generate excess nighttime light that limits views of the night sky or views in the area (Sections 9-3.610, 9-4.1109, 9-4.2405).

Glare is defined as focused, intense light emanated directly from a source or indirectly when light reflects off a surface. Daytime glare is caused in large part by sunlight shining on highly reflective surfaces such as buildings that have expanses of polished or glass surfaces, light-colored pavement, and the windshields of parked cars. Glare could also occur when headlights from cars circulating on the project site shine directly into buildings or at passers-by (e.g., other drivers, pedestrians).

The new community center building would be designed using natural-appearing exterior finishes on the first floor and glass window-walls on the second floor (see Figure 12). The roofline extends over glass window walls in a manner that would limit direct sunlight on the windows, limiting glare. Furthermore, trees planted near the community center and throughout the park create shade and filter sunlight in a way that also would limit glare effects from light-colored and glass surfaces. Finally, none of the non-glass finishes, including pavement and planters, would be reflective and, thus, they would not generate glare upon project completion. The project facilities would therefore not create glare that would adversely affect views during the day or night.

While cars exiting the sites in the evening hours may shine headlights toward Hendrix Avenue, the glare effect would be limited to early evening hours and would be temporary. These effects already occur with cars that currently exit the project site at this location. Furthermore, both existing and proposed landscaping would help to reduce glare produced by automobile traffic. Light and glare impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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

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

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

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

The project site is not zoned for agricultural use, timberland, or forestry. Thus, no Williamson Land Contracts or other federal farmland program agreements are in place for the site. Agricultural lands would not be converted on the project site. The project site is in an urbanized area and is not adjacent to any farmlands. The only open space lands near the site are non-agricultural. Implementation of the project would not have indirect impacts on farmland that could lead to their conversion to non-agricultural uses. There would be no impact.

The project site is not zoned as forest land or for timberland production. The trees on the site are not part of forest land or timberland. The project would retain and improve the site's existing use, and would not project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, the proposed project would no impact on agriculture or forestry resources.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	■
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	■	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	■

Air Quality Standards and Attainment

The project site is located within the South Central Coast Air Basin, which is under the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD). As the local air quality management agency, the VCAPCD is required to monitor air pollutant levels to ensure that National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the South Central Coast Air Basin is classified as being in "attainment" or "nonattainment." In areas designated as non-attainment for one or more air pollutants, a cumulative air quality impact exists for those air pollutants, and the human health impacts associated with these criteria pollutants, presented in Table 2, are already occurring in that area as part of the environmental baseline condition. Under State law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The South Central Coast Air Basin is designated a nonattainment area for state and national ozone, and state particulate matter less than 10 microns in diameter (PM_{10}) standards (California Air Resources Board [CARB] 2020a). This nonattainment status is a result of several factors, including a natural terrain barrier to emission dispersion, dominant onshore flow transporting and dispersing pollution toward the terrain barrier, and atmospheric inversions limiting dispersion in the South Central Coast Air Basin.

San Joaquin Valley Fever (formally known as Coccidioidomycosis) is an infectious disease caused by the fungus *Coccidioides immitis*. San Joaquin Valley Fever (Valley Fever) is a disease of concern in the Basin. Infection is caused by inhalation of *Coccidioides immitis* spores that have become airborne when dry, dusty soil or dirt is disturbed by natural processes, such as wind or earthquakes, or by human-induced ground-disturbing activities, such as construction, farming, or other activities

(VCAPCD 2003). In 2019, the total number of cases of Valley Fever reported in California was 9,004, with 364 cases reported in Ventura County (California Department of Public Health 2020).

Table 2 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter (PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).[1]

Source: United States Environmental Protection Agency 2018

Air Quality Management

Because the South Central Coast Air Basin currently exceeds federal ozone and state ozone and PM_{10} standards, the VCAPCD is required to implement strategies to reduce pollutant levels to achieve attainment of the NAAQS and California Ambient Air Quality Standards. VCAPCD's 2016 AQMP includes stationary source and transportation control measures, as well as a mobile source strategy and incentive programs to reduce ozone emissions.

Air Emission Thresholds

The VCAPCD adopted guidelines for quantifying and determining the significance of air quality emissions in its Ventura County Air Quality Assessment Guidelines (Guidelines) in 2003 (VCAPCD 2003).

The VCAPCD's Guidelines recommend specific air emission criteria and threshold levels for determining whether a project may have a significant adverse impact on air quality within the Basin. The project would have a significant impact if operational emissions exceed 25 pounds per day of reactive organic compounds (ROC; also referred to as reactive organic gases) or 25 pounds per day of nitrogen oxides (NOx). The 25 pounds per day threshold for ROC and NOx is not intended to be applied to construction emissions since such emissions are temporary. Nevertheless, VCAPCD's Guidelines state that construction-related emissions should be mitigated if estimates of ROC or NOx emissions from heavy-duty construction equipment exceed 25 pounds per day for either ROC or NOx.

The VCAPCD has not established quantitative thresholds for particulate matter for either operation or construction. However, the VCAPCD indicates that a project that may generate fugitive dust emissions in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or which may endanger the comfort, repose, health, or safety of any such person, or which may cause or have a natural tendency to cause injury or damage to business or property, would have a significant air quality impact. This threshold applies to the generation of fugitive dust during construction grading and excavation activities. The VCAPCD

Guidelines recommend application of fugitive dust mitigation measures for all dust-generating activities. Such measures include minimizing the project disturbance area, watering the site prior to commencement of ground-disturbing activities, covering all truck loads, and limiting on-site vehicle speeds to 15 miles per hour or less.

Applicable VCAPCD Rules and Regulations

The VCAPCD implements rules and regulations for emissions that may be generated by various uses and activities. The rules and regulations detail pollution-reduction measures that must be implemented during construction and operation of projects. Relevant rules and regulations to the project include those listed below.

Rule 50 (Opacity)

This rule sets opacity standards on the discharge from sources of air contaminants. This rule would apply during construction of the project.

Rule 51 (Nuisance)

This rule prohibits any person from discharging air contaminants or any other material from a source that would cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public or which endangers the comfort, health, safety, or repose to any considerable number of persons or the public. The rule would apply during construction and operational activities.

Rule 55 (Fugitive Dust)

This rule requires fugitive dust generators, including construction and demolition projects, to implement control measures limiting the amount of dust from vehicle track-out, earth moving, bulk material handling, and truck hauling activities. The rule would apply during construction and operational activities.

Rule 55.1 (Paved Roads and Public Unpaved Roads)

This rule requires fugitive dust generators to begin the removal of visible roadway accumulation within 72 hours of any written notification from the VCAPCD. The use of blowers is expressly prohibited under any circumstances. This rule also requires controls to limit the amount of dust from any construction activity or any earthmoving activity on a public unpaved road. This rule would apply throughout all construction activities.

Rule 55.2 (Street Sweeping Equipment)

This rule requires the use of PM_{10} efficient street sweepers for routine street sweeping and for removing vehicle track-out pursuant to Rule 55. This rule would apply during construction activities.

Rule 74.2 (Architectural Coatings)

This rule sets limits on the volatile organic compound (VOC) content of architectural coatings. Non-flat coatings are limited to 150 grams per liter of VOC content, flat coatings are limited to 150 grams per liter of VOC content and traffic marking coatings are limited to 150 grams per liter of VOC content. The project would be required to comply with this rule.

Rule 74.4 (Cutback Asphalt)

This rule sets limits on the type of application and VOC content of cutback and emulsified asphalt. The project would be required to comply with the type of application and VOC content standards set forth in this rule.

Methodology

Air pollutant emissions generated by project construction and operation were estimated using the California Emissions Estimator Model (CalEEMod), version 2016.3.2. CalEEMod uses project-specific information, including the project's land uses, square footages for different uses (e.g., city park, parking lot), and location, to model a project's construction and operational emissions. The analysis reflects the construction and operation of the project as described under *Project Description*.

Construction emissions modeled include emissions generated by construction equipment used on-site and emissions generated by vehicle trips associated with construction, such as worker and vendor trips. CalEEMod estimates construction emissions by multiplying the amount of time equipment is in operation by emission factors. Construction of the proposed project was analyzed based on the client-provided construction schedule and the CalEEMod default construction equipment list. It is assumed that all construction equipment used would be diesel-powered. All soil material would be balanced on site; therefore, no export or import would be required. Approximately 6,955 square feet of structures would be demolished for removal of the existing community center, and demolition debris would be hauled approximately 10.3 miles to the Simi Valley Landfill for disposal. This analysis assumes the project would comply with all applicable regulatory standards. In particular, the project would comply with the volatile organic content limits of VCAPCD Rule 74.2, effective July 1, 2021, which include 50 grams per liter for flat and non-flat coatings and 100 grams per liter for traffic marking coatings.

Operational emissions modeled include mobile source emissions (i.e., vehicle emissions), energy emissions, and area source emissions. Mobile source emissions are generated by vehicle trips to and from the project site. Because the project would result in a net decrease in vehicle miles travelled ([VMT], see Appendix H for traffic assessment data), the trip generation rate for all proposed land uses on the project site was set to zero. This provides a conservative analysis as mobile emissions would be expected to decrease with the reduction of VMT. Emissions attributed to energy use include natural gas consumption for space and water heating at the new community center. Area source emissions are generated by landscape maintenance equipment, consumer products and architectural coatings. Operational emissions were also modeled for the existing community center and subtracted from the project's emissions to estimate net new operational emissions under the proposed project.

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

According to the VCAPCD's Guidelines, a project may be inconsistent with the applicable air quality plan if it would cause the existing population to exceed forecasts contained in the most recently adopted AQMP. The VCAPCD adopted the 2016 Ventura County AQMP to demonstrate a strategy for, and reasonable progress toward, attainment of the federal 8-hour ozone standard. The 2016 Ventura County AQMP relies on the Southern California Association of Governments' (SCAG's) 2016

Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) forecasts of regional population growth in its AQMP population projections.[1]

Because the project would consist solely of improvements to an existing park, it would not result in new housing or population growth and would be within the growth assumptions that underlie the emissions forecasts in the 2016 AQMP. As a result, the project would not conflict with or obstruct implementation of the AQMP and no impact would occur.

NO IMPACT

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Construction Impacts

Construction activities associated with development of the project would temporarily generate criteria pollutant emissions associated with equipment and fugitive dust. Construction emissions modeled include emissions generated by construction equipment used on site and emissions generated by vehicle trips associated with construction, such as hauling, worker and vendor trips. It is assumed that all construction equipment used would be diesel-powered. ROC emissions are generated primarily during architectural coating phases of project construction.

Estimated maximum daily ROC, NO_X, CO, PM_{10}, and $PM_{2.5}$ construction emissions are shown in Table 3. The VCAPCD's 25 pounds per day thresholds for ROC and NO_X do not apply to construction emissions because such emissions are temporary. Therefore, construction air quality impacts would be less than significant. However, as noted above, VCAPCD recommends mitigation if ROC or NO_X emissions exceed 25 pounds per day.

Table 3 Estimated Maximum Daily Construction Emissions (lbs/day)

Construction Year	ROC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
2021	4	41	22	<1	6	4
2022	6	42	46	<1	8	4
Maximum Emissions	**6**	**42**	**46**	**<1**	**8**	**4**

lbs/day = pounds per day; ROC = reactive organic compounds, NO_X = nitrogen oxides, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter 10 microns in diameter or less, $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter

Notes: All emissions modeling was completed using CalEEMod. See Appendix C for modeling results. Some numbers may not add up due to rounding. Emission data is pulled from "mitigated" results. Emissions presented are the highest of the winter and summer modeled emissions.

As shown in Table 3, ROC emissions would not exceed 25 pounds per day, but NO_X emissions would exceed 25 pounds per day. Per the VCAPCD's Guidelines, Mitigation Measure AQ-1 is recommended to reduce construction emissions of NO_X. With implementation of recommended Mitigation

[1] On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). However, the 2016 AQMP was adopted prior to this date and relies on the demographic and growth forecasts of the 2016-2040 RTP/SCS; therefore, these forecasts are utilized in the analysis of the project's consistency with the AQMP.

Measure AQ-1, the project's maximum daily NO_X emissions would be reduced to a maximum of 23 pounds per day during construction (see Appendix C).

Mitigation Measure

AQ-1 Construction NOx Reduction

All diesel-fueled equipment with engine capacity of 50 horsepower or greater used during project construction shall be equipped with Tier 4 Final engines, as defined by the USEPA.

Operational Impacts

Operational emissions are comprised of area source emissions, energy emissions, and mobile source emissions. Area source emissions are generated by landscape maintenance equipment; consumer products such as solvents and propellants contained in aerosol and non-aerosol products; pesticide application; and architectural coating. Emissions attributed to energy use include natural gas consumption for space and water heating. Mobile source emissions are generated by the increase in motor vehicle trips to and from the project site associated with operation of on-site development. The project's operational air quality impacts would be significant if the air pollutant emissions exceed the VCAPCD significance threshold of 25 pounds per day of ROC or NO_X. Table 4 summarizes the operational air pollutant emissions associated with the project.

Table 4 Estimated Maximum Daily Operational Emissions (lbs/day)

Emissions Source	ROC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	<1	<1	<1	<1
Total Project Emissions	**1**	**<1**	**<1**	**<1**	**<1**	**<1**
Existing Emissions	<1	<1	<1	<1	<1	<1
Net New Emissions (Project – Existing)	**<1**	**<1**	**<1**	**<1**	**1**	**<1**
VCAPCD Thresholds	25	25	N/A	N/A	N/A	N/A
Threshold Exceeded?	No	No	No	No	No	No

lbs/day = pounds per day; ROC = reactive organic compounds, NO_X = nitrogen oxides, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter 10 microns in diameter or less, $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter

Notes: All emissions modeling was completed made using CalEEMod. See Appendix C for modeling results. Some numbers may not add up due to rounding. Emission data is pulled from "mitigated" results, which account for compliance with regulations (including VCAPCD Rule 74.2) and project design features. Emissions presented are the highest of the winter and summer modeled emissions.

Operational emissions associated with the project (minus existing emissions) would not exceed the 25 pounds per day threshold for either ROC or NO_X. Therefore, operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant and impacts would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

Sensitive receptors are members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. The sensitive receptors closest to the project site are single-family residences located adjacent to the northern boundary of the site. The VCAPCD states that localized air quality impacts to sensitive receptors typically result from fugitive dust, CO, toxic air contaminants, odors, and entrained fungal spores that cause Valley Fever (VCAPCD 2003). The project's impacts related to each of these pollutants is detailed below.

Fugitive Dust

As discussed under *Applicable VCAPCD Rules and Regulations*, the VCAPCD requires implementation of the fugitive dust control measures described in Rules 55, 55.1, and 55.2 as part of all project-related dust-generating operations and activities (VCAPCD 2003). These measures address both PM_{10} and $PM_{2.5}$ emissions from construction activities. The project would implement these fugitive dust control measures; therefore, project construction would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

Carbon Monoxide

A carbon monoxide (CO) hotspot is a localized concentration of CO that is above a CO ambient air quality standard. Localized CO hotspots can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are high enough that the local CO concentration exceeds the federal one-hour standard of 35.0 parts per million (ppm) or the federal and state eight-hour standard of 9.0 ppm (CARB 2016). The entire South Central Coast Air Basin is in conformance with state and federal CO standards, and most air quality monitoring stations no longer report CO levels. The VCAPCD recommends conducting a CO hotspot screening analysis for any project the meets both of the following conditions:

1. The project would generate indirect CO emissions greater than the applicable ozone project significance thresholds (i.e., 25 pounds per day)
2. The project would generate traffic that would significantly impact congestion levels at roadway intersections currently operating at, or that are expected to operate at, LOS E or F

As shown in Table 4, operation of the project would generate less than one pound of indirect CO emissions (i.e., mobile source emissions) per day, which would not exceed the threshold of 25 pounds per day. As discussed in Section 17, *Transportation*, the project would not significantly affect congestion levels at roadway intersections due to the minimal number of daily vehicle trips generated by the project. As a result, the project does not trigger the need for a CO hotspot analysis and would not cause or contribute to a CO hotspot. Therefore, the project would not expose sensitive receptors to substantial CO concentrations and impacts would be less than significant.

Toxic Air Contaminants

Toxic Air Contaminants (TAC) are defined by California law as air pollutants that may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health.

Construction-related activities would result in temporary project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation, grading, building construction, and other construction activities. DPM was identified as

a TAC by the CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts (CARB 2021) and is therefore the focus of this analysis.

Generation of DPM from construction projects typically occurs in a single area for a temporary period. Construction of the project would occur over approximately 12 months. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period. According to the California Office of Environmental Health Hazard Assessment, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 70-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project. Thus, the duration of proposed construction activities (i.e., 12 months) is approximately three percent of the total exposure period used for 30-year health risk calculations. Current models and methodologies for conducting health-risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities, resulting in difficulties in producing accurate estimates of health risk (Bay Area Air Quality Management District 2017).

The maximum PM_{10} and $PM_{2.5}$ emissions would occur during demolition, site preparation and grading activities. These activities would last for approximately 158 days. This would represent approximately 1.4 percent of the total 30-year exposure period for health risk calculation. Given the aforementioned, DPM generated by project construction would not create conditions where the probability is greater than one in one million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. Therefore, project construction would not expose sensitive receptors to substantial TAC concentrations, and impacts would be less than significant.

San Joaquin Valley Fever

Construction activities, including site preparation and grading, would have the potential to release *Coccidioides immitis* spores. However, the population of Thousand Oaks has been and will continue to be exposed to Valley Fever from agricultural and construction activities occurring throughout the region. In addition, substantial increases in the number of reported cases of Valley Fever tend to occur only after major ground-disturbing events such as the 1994 Northridge earthquake (VCAPCD 2003). Construction of the project would not result in comparable major ground disturbance and compliance with VCAPCD Rule 55 (Fugitive Dust) would limit the number of spores released during grading. The VCAPCD does not have a recommended threshold for Valley Fever Impacts, but instead recommends consideration of the following factors that may indicate a project's potential to result in significant impacts related to Valley Fever:

- Disturbance of the topsoil of undeveloped land (to a depth of about 12 inches)
- Dry, alkaline, sandy soils
- Virgin, undisturbed, non-urban areas
- Windy areas

- Archaeological resources probable or known to exist in the area (Native American midden sites)
- Special events (fairs, concerts) and motorized activities (motocross track, All Terrain Vehicle activities) on unvegetated soil (non-grass)
- Non-native population (i.e., out-of-area construction workers)

The project would not involve grading of previously undisturbed soils, and while the project would include special events (concerts in the park), the area where this would occur is grassy (as opposed to unvegetated soil). The project site is in an urban area, and does not contain dry, alkaline soils. Therefore, construction of the project would not result in a substantial increase in entrained fungal spores that cause Valley Fever above existing background levels and impacts related to Valley Fever would be less than significant.

Overall, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

Based on the VCAPCD *Ventura County Air Quality Assessment Guidelines* (2003), a project may have a significant impact if it would generate an objectionable odor to a degree that would cause injury, detriment, nuisance, or annoyance to a considerable number of persons or to the public, or which would endanger the comfort, repose, health, or safety of any such persons or the public, or which would cause, or have a natural tendency to cause, injury or damage to business or property. Land uses and industrial operations known to emit objectionable odors include wastewater treatment facilities, food processing facilities, coffee roasters, fiberglass operations, refineries, feed lots/dairies, and composting facilities (VCAPCD 2003). The project would include recreational uses, including a new community center, which are not associated with types of activities that emit objectionable odors. Since the project would not directly or indirectly generate any objectionable odors or other emissions that would adversely affect a substantial number of people, no impact would occur.

NO IMPACT

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4 Biological Resources

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

The analysis presented in this section is based on a review of technical information on biological resources in the project vicinity, a reconnaissance-level biological survey of the project site, and an Arborist Report generated for the project. In August 2020, a tree survey was conducted for the eastern portion of the park, illustrated in Figure 9, from the area near the baseball field south and west to the area around the community center, and a report was generated, provided as Appendix E of this Initial Study-Mitigated Negative Declaration On January 27, 2021, a biological field survey was conducted for the entire project area, which includes the developed park, the area around the community center, the open space northwest of the baseball field and northeast of Jeaunine Drive and the Conejo Valley Botanic Garden.[2]

The purpose of both field surveys was to document existing biological conditions at the project site, including plant and wildlife species, vegetation communities, jurisdictional waters and wetlands, and native and/or protected tree species. Based on the results of the surveys and the review of existing information (California Natural Diversity Database [CNDDB] query [Appendix E], Arborist Report [Appendix E]), Rincon evaluated the potential for the presence of sensitive species, jurisdictional waters, and/or special-status vegetation communities on the project site and assessed the potential for significant impacts to these resources under CEQA.

Setting

The project site includes a developed park and community center with oak and sycamore trees and a channelized creek (east side of the park, Figure 9) and an undeveloped area with woodland vegetation and natural drainage (west side of the park, Figure 8) in Thousand Oaks, California. The project site comprises the 36.4-acre property located at 1175 Hendrix Avenue and depicted in Figure 2. Adjacent uses include open space and the Conejo Botanic Gardens (part of which intersects the project area as defined in Figure 2), and residential neighborhoods to the east and south. The park terrain consists of gentle slopes and relatively flat recreational areas. A concrete water channel transects the northern part of the developed park in an east/west direction, with a bridge crossing roughly in the middle of the creek.

Vegetation

On-site vegetation is a mix of native and non-native species, including manicured grass, native and riparian trees, and ornamental trees, and reflects a history of mowing, pruning, and compaction (See Appendix E). Native trees and shrubs are present, along with non-native species, some of which are maintained by park staff and some of which appear are growing in their natural state.

CNDDB database queries indicate that Southern Sycamore Alder Riparian Woodland (State-listed Sensitive Natural Community, G3/S3 [formerly California Sycamore Woodland]) is present and the woodland was observed during the January 2021 biological resources survey. Figure 21 and Figure 22 illustrate the various vegetation communities and show the sensitive sycamore woodland community in the northeast area of the project site.

The California sycamore woodlands community is dominated by coast live oaks with valley oaks (*Quercus agrifolia, Salix lasiolepis* association), forming a riparian oak woodland. However, according to the latest version of the Manual of California Vegetation, this community is classified as a California sycamore woodlands community (CNPS 2009). The sycamore woodland begins in the northern corner of the project site, just south of Gainsborough Road, and extends diagonally

2 Although the Botanic Garden is partly within the project boundary as depicted in Figure 2, it is not included in the project footprint and will not be affected by project implementation.

southwest toward Jeaunine Drive, approximately 12 feet from the informal trail that parallels Jeaunine Drive, along which trail improvements would occur according to preliminary project conceptual drawings (Figure 8).

Elsewhere, the herbaceous layer on the project site, north and west of the developed park, includes non-native black mustard (*Brassica nigra*) alongside bare ground where what appear to be informal trails occur (east of Jeaunine Drive and close to the existing pedestrian trail). Riparian vegetation (e.g., arroyo willow [*Salix lasiolepis*], sycamore) occurs near *stream* areas. A list of vegetation species observed during the reconnaissance survey appears in Table 5. A mix of native shrubs (e.g., California sagebrush [*Aretmesia californica*], coyotebrush [*Baccharis pilularis*], purple sage [*Salvia leucophylla*]) are present along with non-native trees, shrubs, and grasses (e.g., Mexican fan palm [*Washintonia robusta*], Puruvian pepper tree [*Schinus mole*], greater periwinckle [*Vinca major*]) are interspersed within this layer.

Trees

The August 2020 tree survey was limited to the developed park where it identified 45 California native trees with at least part of their tree protection zones overlapping the project area (Figure 20). tree protection zones are defined as a "specifically defined area totally encompassing a landmark, or historic tree within which work activities are strictly controlled…the outermost edge [of which] …follows the contour of the dripline of the tree. Using the dripline as a point of reference, the protected zone shall commence at a point 5 feet outside the dripline and extend inward to the trunk of the tree. In no case shall the protected zone be less than 15 feet from the trunk of a landmark tree (TOMC Section 9-4.4302(i)). The same standard applies to oak trees (TOMC Section 9-4.202 (r)).

Of the 45 native trees identified in the Arborist report, there are 4 coast live oaks (*Quercus agrifolia*), 13 California sycamore trees (*Platanus racemosa*, 12 valley oak (*Quercus lobata*) trees, six western redbud (*Cercis occidentalis*) trees, four Fremont cottonwood (*Populus fremontii*) trees, three coast redwood (*Sequoia sempervirens*) trees, two white alder (*Alnus rhombifolia*) trees, and one arroyo willow (*Salis lasiolepsis*) tree. Most of the trees have likely been previously impacted by soil compaction, grading, pruning, or excavation that has occurred during routine park maintenance. Outside the scope of the arborist survey, the trees on the east side of the baseball field, just beyond where the existing outfield fence occurs, were surveyed during the biological reconnaissance survey and found to be California sycamore, a California native species.[3]

[3] The project site depicted in Figure 2 overlaps the Botanic Gardens, which occur southwest of Jeaunine Drive. While an expansive oak woodland occurs in this area, no work is proposed west of Jeaunine Drive as of the writing of this report.

Table 5 Plant Species Observed on the Project Site

Common Name	Latin Name	
white alder	*Alnus rhombifolia*	native
white alder	*Alnus rhombifolia*	native
wild celery	*Apium graveolens*	introduced
California sagebrush	*Artemisia californica*	native
coyotebrush	*Baccharis pilularis*	native
black mustard	*Brassica nigra*	introduced
iceplant	*Carpobrotus sp.*	introduced
tocalote	*Centaurea melitensis*	introduced
western redbud	*Cercis occidentalis*	native
pampas grass	*Cortaderia sp.*	introduced
umbrella plant	*Cyperus involucratus*	introduced
gum trees	*Eucalyptus sp.*	introduced
African bush sunflower	*Euryops chrysanthemoides*	introduced
English ivy	*Hedera helix*	introduced
toyon	*Heteromeles arbutifolia*	native
laural sumac	*Malosma laurina*	native
white horehound	*Marrubium vulgare*	introduced
watercress	*Nasturtium officinale*	native
oleander	*Nerium oleander*	introduced
tree tobacco	*Nicotiana glauca*	introduced
olive	*Olea europaea*	introduced
tuna	*Opuntia ficus-indica*	introduced
pine trees	*Pinus sp.*	introduced
western sycamore	*Platanus racemosa*	native
plumbago	*Plumbago auriculata*	introduced
Fremont cottonwood	*Populus fremontii*	native
ladies' tobacco	*Pseudognaphalium sp.*	native
coast live oak	*Quercus agrifolia*	native
valley oak	*Quercus lobata*	native
lemonade berry	*Rhus integrifolia*	native
California wild rose	*Rosa californica*	native
arroyo willow	*Salix lasiolepis*	native
purple sage	*Salvia leucophylla*	native
Peruvian pepper	*Schinus molle*	introduced
smilo grass	*Stipa millacea var. millacea*	introduced
poison oak	*Toxicodendron diversilobum*	native
broadleaf cattail	*Typha latifolia*	native
greater periwinckle	*Vinca major*	introduced
Mexican fan palm	*Washintonia robusta*	introduced

The arborist survey assessed the number, type, and condition of trees in the area then understood to be the likely area of disturbance, which was understood at the time of this survey to be the developed park east of the baseball field and including the community center. During the tree survey, all native trees with at least part of their driplines overlapping the then-defined study area were identified and tagged and the diameter of these trees' trunks was determined at 4.5 feet above the grade. These trees appear in Figure 20. The estimated the tree height and crown spread and assessed the health of each tree is discussed in more detail in in the Arborist Report (Appendix E), and conditions are as follows.

- Most native trees in the arborist study area are healthy and appear adapted to and well maintained in the urban park environment.
- Tree #115 (valley oak) is growing approximately 6 feet below grade in a concrete vault, which was likely constructed to protect the tree from a past drastic grade change. This valley oak appears to be healthy and is in Good overall condition.
- The sycamore trees in the study area all display light anthracnose infections that do not appear to be causing decline of the trees.
- One white alder tree (Tree 138) is in Poor overall condition and displays top dieback and dieback through the canopy.

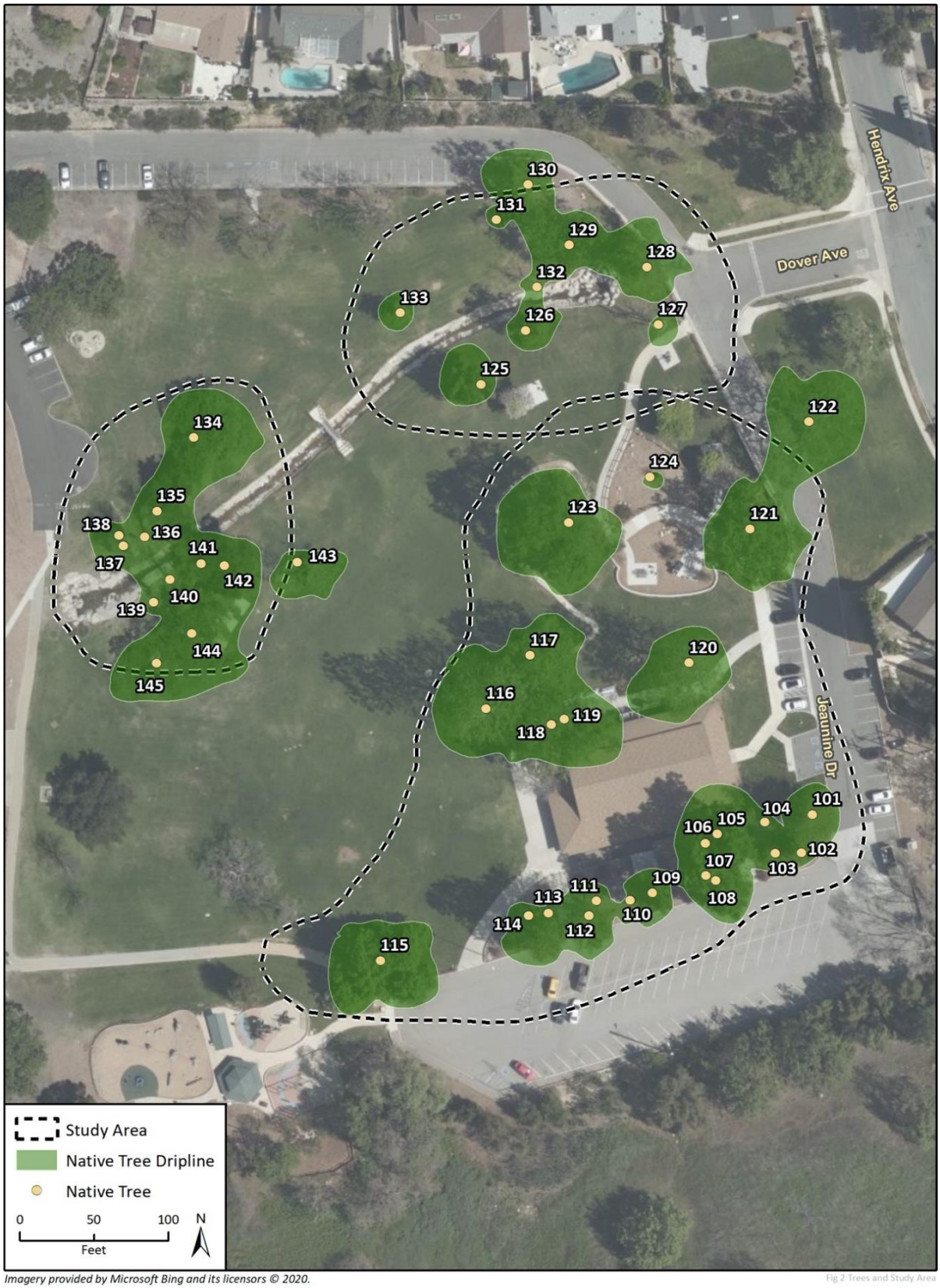
Trees numbered 105, 106, 108, 109, 112, 113, 115, 116, 117, 118, 119, and 120 in Figure 20 are all protected under the City's Oak Tree Protection Ordinance and Landmark Tree Protection Ordinance. Each has a trunk diameter well in excess of that specified for preservation (20.5 inches to 35 inches, see Appendix A of the Arborist Report located in Appendix E of this IS-MND).

Potentially Jurisdictional Waters, Wetlands, and Streambeds

For the extent of its reach in the park, a channelized creek emerges from a 6-foot concrete pipe on the east end, near the park entrance, winds roughly east to west to the end of the landscaped park area, where it continues underground by means of two, 6-foot metal pipes over which a paved walkway occurs. From that point, it continues as a trapezoidal channel, with some culverts in place to direct flows under trail bridges or other park features, into the oak woodland that occurs within the Botanic Gardens. Both inlet and outlet pipes of the channelized stream in the developed park are camouflaged by faux boulders that prevent erosion and disguise the pipes. Water flows in the channel and riparian vegetation is growing at either end, including arroyo willow (*Salix lasiolepis*) and Fremont cottonwood (*Populus fremontii*), both California native species.

Beyond the above ground stream, is partly channelized is visible in the wooded area directly south of the baseball field and continues into the Botanic Gardens where riparian vegetation was also observed, including arroyo willow. At the northernmost boundary where the site borders Gainsborough Road, another stream occurs, directed by means of a box culvert under the roadway into the where it appears to channel flows into the California sycamore woodland at the northwestern corner of the larger project site. Throughout the western part of the project site, riparian species were observed and include broadleaf cattails (*Typha latifolia*), watercress (*Nasturtium officinale*), arroyo willow, sycamore, cottonwood, and white alder (*Alnus rhombifolia*), all of which indicate potential wetlands are present in this area. Figure 23 and Figure 24 provide the observed centerlines of the potentially jurisdictional waters within the project site but do not depict or determine their extent.

Figure 20 Arborist Study Area with Native Trees, August 2020



Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 2 Trees and Study Area

Figure 21 Vegetation Cover, Western Project Site

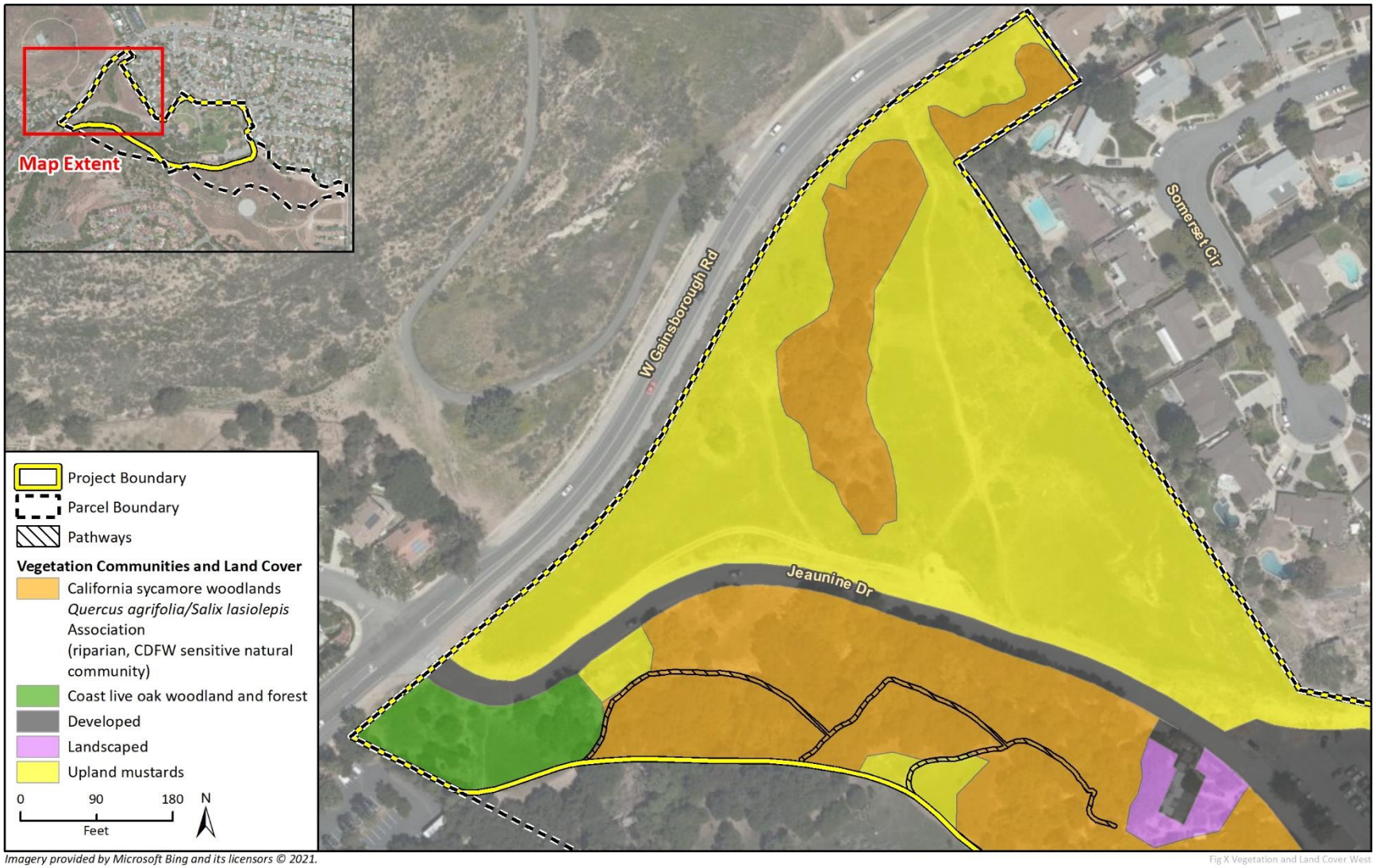


Figure 22 Vegetation Cover, East/Southeast Project Site

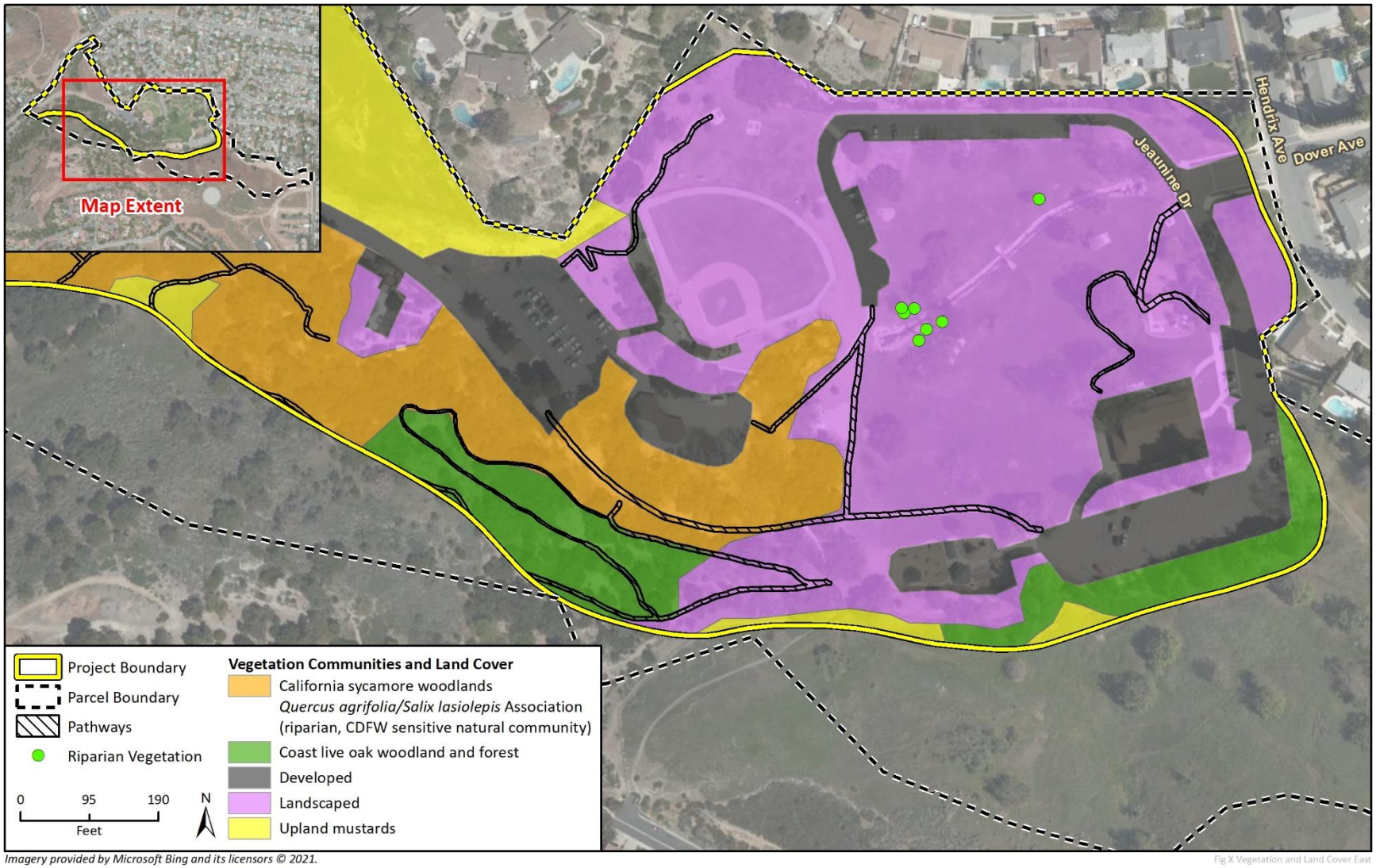


Figure 23 Potentially Jurisdictional Features, Western Project Site

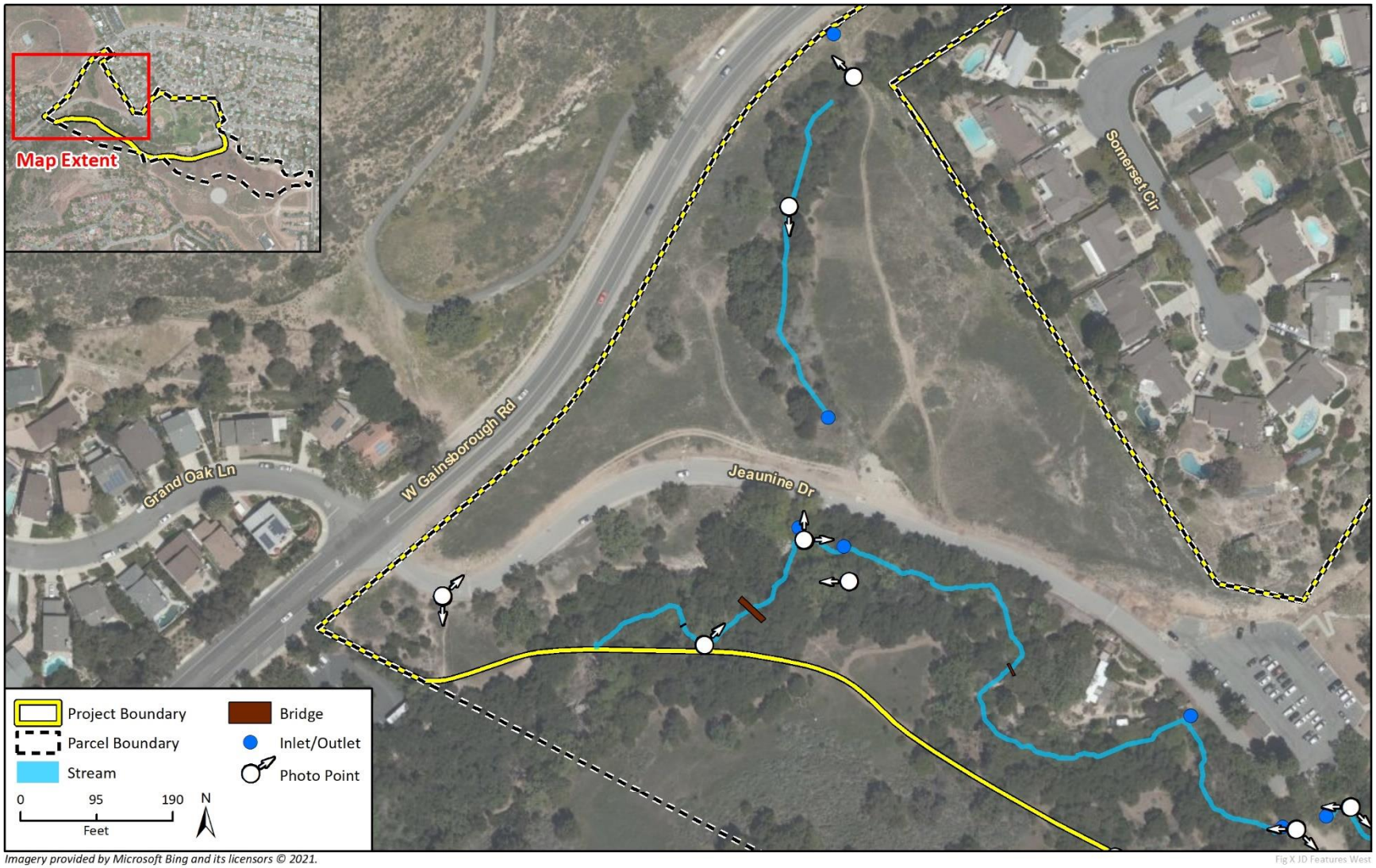


Figure 24 Potentially Jurisdictional Features, East/Southeast Project Site

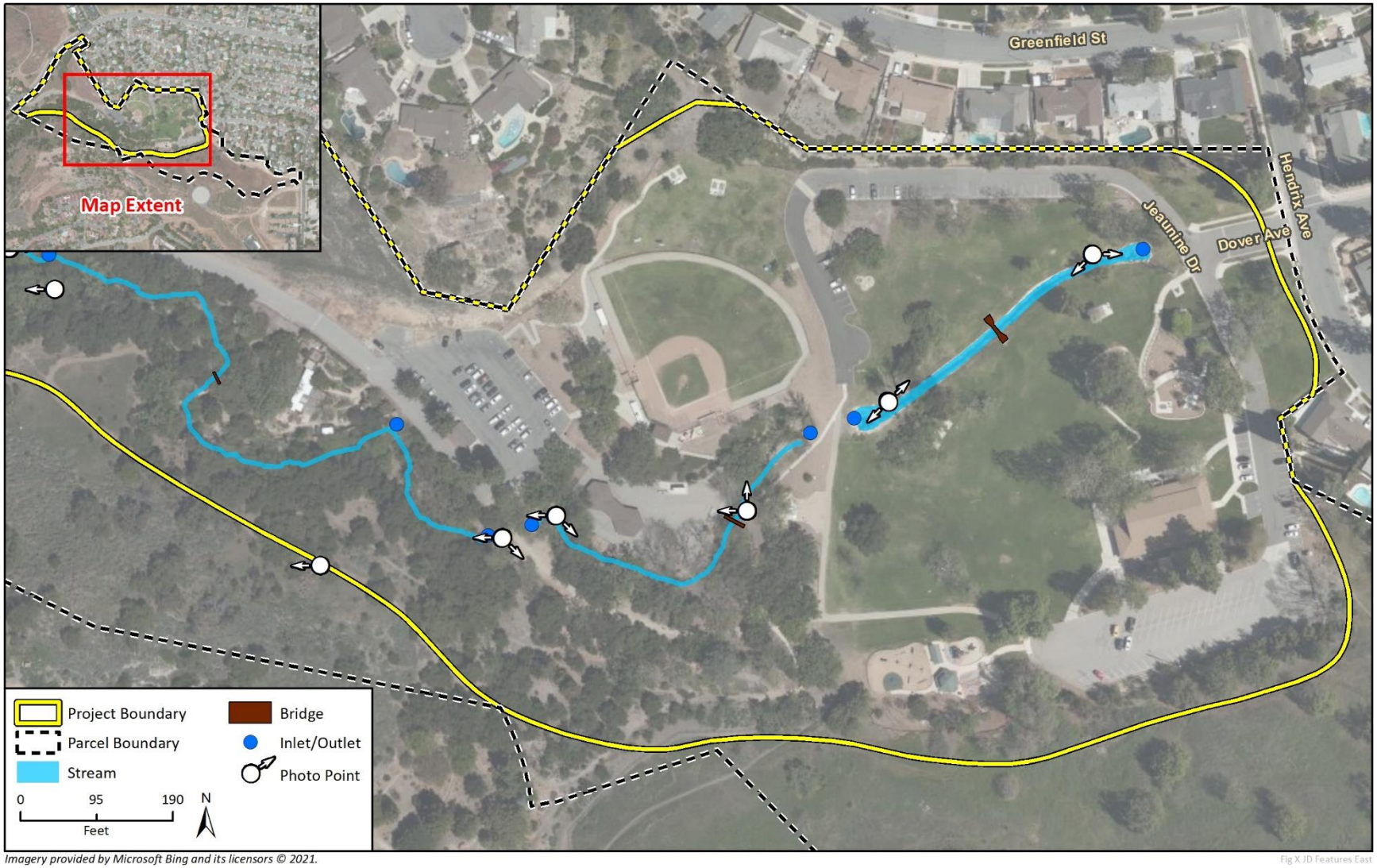


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Fig X JD Features East

Regulatory Setting

Regulatory authority over biological resources is shared by federal, State, and local authorities under a variety of statutes and guidelines. Primary authority for general biological resources lies with the land use control and planning authority of local jurisdictions. The CDFW is a trustee agency for biological resources throughout the state under CEQA and has direct jurisdiction under the Fish and Game Code of California. Under the State and federal Endangered Species Acts, the CDFW and the U.S. Fish and Wildlife Service (USFWS) also have direct regulatory authority over species formally listed as Threatened or Endangered. USACE has regulatory authority over specific biological resources, namely wetlands and waters of the United States, under Section 404 of the federal Clean Water Act.

Plants or animals may be considered "special-status" due to declining populations, vulnerability to habitat change, or restricted distributions. Special-status species are classified in a variety of ways, both formally (e.g., State or Federally Threatened and Endangered Species) and informally ("Special Animals"). Species may be formally listed and protected as Threatened or Endangered by the CDFW or USFWS or as California Fully Protected (CFP). CDFW and local governmental agencies may also recognize special listings developed by focal groups (i.e., Audubon Society Blue List, CNPS Rare and Endangered Plants, U.S. Forest Service regional lists).

For the purpose of this analysis, special-status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the United States Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (ESA); those listed or candidates for listing as Rare, Threatened, or Endangered under the California Endangered Species Act or Native Plant Protection Act; those identified as Fully Protected by the California Fish and Game Code (CFGC; Sections 3511, 4700, 5050, and 5515); those identified as Species of Special Concern by the CDFW; and plants occurring on lists 1 and 2 of the California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) system per the following definitions:

- **Rank 1A** = Plants presumed extinct in California
- **Rank 1B.1** = Rare or endangered in California and elsewhere; seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
- **Rank 1B.2** = Rare or endangered in California and elsewhere; fairly endangered in California (20 to 80 percent of occurrences threatened)
- **Rank 1B.3** = Rare or endangered in California and elsewhere, not very endangered in California (<20 percent of occurrences threatened or no current threats known)
- **Rank 2** = Rare, threatened or endangered in California, but more common elsewhere

While common birds are not designated as special-status species, destruction of their eggs, nests, and nestlings is prohibited by federal and state law. Section 3503.5 of the Fish and Game Code of California specifically protects birds of prey, and their nests and eggs against take, possession, or destruction. Section 3513 of the Fish and Game Code also incorporates restrictions imposed by the federal Migratory Bird Treaty Act (MBTA) with respect to migratory nongame birds (which include most native bird species).

Article 42, Oak Tree Preservation and Protection, of the TOMC defines "oak trees" to include any oak of the genus *Quercus*, including but not limited to Valley oak, Coast live oak, and scrub oak (*Quercus berberidifolia),* regardless of size (Section 9-4.4202[n]). Article 43 defines Landmark trees any tree that "because of its size, age, or unique and irreplaceable value to the community needs to be preserved and safeguarded as symbolic of the City's heritage, beauty, and image" (Section 9-

4.4302[g]). These include any California sycamore that exceeds 12 inches in diameter when measured at 4.5 feet above the natural grade at the base of the tree.

According to the TOMC, permits are required to cut, remove, encroach into the tree protection zones, or relocate any oak tree or landmark tree on public or private property within Thousand Oaks unless a valid oak or landmark tree permit is issued by the City pursuant to the provisions of the TOMC. Relocation or replacement requirements are associated with the removal of landmark trees.

Impact Analysis

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

The database queries listed several special-status plant species as occurring within the project site vicinity, but most of these species are considered unlikely or have a low likelihood to occur at the project site because the range, elevation, and habitat needs are not present at the project site. Due to a variety of factors, including timing of the survey, the project site size, and or/annual or bulb growth form, most special-status plant species were not observed on the site. Some species do have moderate or high potential to occur, based on the database query (see Appendix E for full list).

Special-status Plants and Wildlife

The CNDDB and CNPS database 9-quad search yielded 138 special status plant and 12 animal species with potential to occur in the project area and a five-mile radius. Of these, 129 plant species and seven animal species were excluded based on range, elevation, and habitat needs not present at the project site. As a result, 19 special status species with known occurrences in the region are evaluated for potential occurrence (see Appendix D for a full list).

Of the species with moderate to high potential to occur, there are no documented occurrences on the site, but they could be present due to habitat that could support their presence. Southern California legless lizard (*Anniella stebbinsi*, Species of Special Concern [SSC]) has a high potential to occur with potentially suitable habitat in the study area. The most recent CNDDB occurrence was documented in 2015, 0.33 mile from the project site, but as individuals could be present, Mitigation Measure BIO-1 is recommended before soil disturbing activities commence, to ensure impacts would be reduced. The presence of potentially suitable freshwater streams and associated riparian habitat on the project site indicate three SSC species have moderate potential to occur on the site: coastal whiptail (*Aspidoscelis tigris stejnegeri*, SSC), western pond turtle (*Emys marmorata*, SSC), and two-striped garter snake (*Thamnophis hammondii*, SSC). These were not observed during the field survey, but the season, time of day, and other factors may make observations of sign or individuals difficult. Before work in riparian areas can commence, Mitigation Measure BIO-1 is recommended to ensure impacts are reduced.

This sensitive woodland community is in the northeast corner of the project area and is situated outside the project work area. Trail improvements and new landscaping are proposed for the area that parallels Jeaunine Drive to the north and northeast, and could encroach on the tree protection zones. Mitigation Measure BIO-3 should be implemented to reduce impacts to less than significant.

Nesting Birds

While common birds are not designated as special-status species, destruction of their eggs, nests, and nestlings is prohibited by federal and State law. The vegetation present on the project site could provide nesting habitat for common resident birds observed during the field survey. Project activities that result in the loss of bird nests, eggs, and young would be in violation California Fish and Game Code (CFGC) Section 3503 (any bird nest) or Section 3503.5 (birds of prey). Removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act (MBTA) of 1918, whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and CFGC Section 3513. The loss of protected bird nests, eggs, or young due to project activities would be a potentially significant impact. Implementation of Mitigation Measure BIO-1 would be required to reduce impacts to less than significant.

Most special-status wildlife species that could occur on the project site, even transiently, are capable of escaping harm during project construction, but others would be potentially vulnerable to direct impacts, including injury or mortality. The project site is next to residential development but since it does contain woodland communities and individual trees could present habitat suitable for special-status wildlife species. There are numerous large ornamental trees on the project site that could provide habitat for nesting riparian birds and raptors, such as red-tailed hawk (*Buteo jamaicensis*). If conducted during the nesting bird season (February 1 to August 31), ground and vegetation disturbing activities would have the potential to result in removal or disturbance of trees and shrubs that could contain active bird nests. These activities could also affect herbaceous vegetation that could support or conceal ground-nesting species.

Although riparian bird and raptor nesting potential occurs outside of the project footprint, the project could directly (e.g., vegetation removal) and indirectly (e.g., construction noise and motion) affect nesting of these species. Implementation of Mitigation Measure BIO-2 would minimize potential conflicts with the MBTA and CFGC, thereby reducing potential impacts to a less than significant level.

Mitigation Measures

BIO-1 Pre-activity Survey

Within 48 hours prior to ground disturbance and vegetation removal, a qualified biologist shall conduct a pre-construction survey for potential rare, listed, or other special status wildlife species. The survey shall include all proposed work areas, access routes, and staging areas plus a 50-foot buffer where accessible. If special status species are observed during the survey, they shall be relocated by the qualified biologist to nearby suitable habitat but far enough where they will not re-enter the project site. If a threatened or endangered species is observed, however, further consultation with the appropriate regulatory agency shall be conducted prior to moving the species and work will not commence until approved by regulatory agency.

BIO-2 Nesting Bird Avoidance

If construction requires any vegetation trimming or tree removal during the nesting bird season (February 1 to August 31), pre-construction surveys shall be conducted by a qualified biologist not more than one week before construction to determine the presence or absence of nesting birds on the project site. The survey shall be repeated if a lapse occurs in construction activity of two weeks or more. If active nests are found, the qualified biologist shall establish an appropriate buffer,

accounting for species sensitivity and the physical location of the nest (line of sight to the work area), to comply with CFGC Sections 3503 and 3503.5. In no case shall the buffer be smaller than 50 feet for non-raptor bird species and 200 feet for raptor species. To prevent encroachment, the established buffer(s) shall be clearly marked using high-visibility material. Encroachment into the buffer shall be prohibited unless approved by the qualified biologist with adequate restrictions, protections, and/or monitoring to ensure that impacts to the nest are avoided. The established buffer(s) shall remain in effect until the young have fledged or the nest is abandoned, as confirmed by the qualified biologist

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

The project site has a sensitive woodland community in the northeast corner of the project site, between Jeaunine Drive and Gainsborough Road. Trail improvements and added landscaping are proposed, based on the conceptual designs in Figure 8 proposed for the west site of the park. Any work within fifteen feet of the tree protection zones (or the tree's dripline) could cause an impact to this sensitive community and would require implementation of Mitigation Measure BIO-3 to reduce impacts.

Riparian communities are present throughout the site but none appear to be identified in local, regional plans or policies or by state and federal agencies. Nonetheless, these communities should be avoided to retain the natural habitat in keeping with the City of Thousand Oaks Conservation Element policies as listed below:

- **Policy CO-30**: Preserve wetlands associated with wetland buffers and open space and maintain these areas in a natural state to protect the community's water quality, biodiversity, and aesthetic value.
- **Policy CO-31**: Encourage the restoration and enhancement of degraded wetland and riparian habitats in order to conserve and protect native plant and animal species, increase biological diversity and productivity, and maintain permanent access for wildlife to surrounding open space.

BIO-3 Avoidance and Fencing in Sensitive Communities and Wetlands

Where project components are proposed within 15 feet of the tree protection zone of individual trees in the sensitive community, a certified arborist shall be consulted to determine how project feature alteration may to avoid impacts to the woodland community. In riparian wetlands, removal of vegetation and introduction of non-native species shall be avoided. Where sensitive vegetation communities cannot be completely avoided, they shall be protected by fencing the communities not permitted for removal with temporary construction fencing (e.g., silt fencing, orange netting). No construction activities, equipment or material staging, or any other construction related activities shall be allowed within the protected vegetation communities or the surrounding buffers.

With implementation of this mitigation, impacts will be reduced to less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The channelized creek in the park and the washes mapped in Figure 23 and Figure 24 are potentially jurisdictional features. Impacts from work in or near these areas would occur if runoff from grading were allowed to enter the streambeds. Similarly, removal and reconstruction of the bridge over the channelized creek would result in impacts if construction waste or building materials, including paint or other materials, were allowed to drop into the channel. A formal JD is required to determine the extent of jurisdictional waters but based on the bridge Mitigation Measure BIO-4 would be necessary to reduce impacts. Finally, the oak woodland on the west side of Jeaunine Drive is within the project area, but the scope of work appears to occur outside this area, with trail improvements only occurring east of Jeaunine Drive (see Figure 8). Nonetheless, if any work is proposed to be conducted within the part of the project site that overlaps the Botanic Garden, these areas would also require Mitigation Measure BIO-4 to ascertain jurisdictional features within this woodland area.

If potentially jurisdictional features were found to be jurisdictional, permits would be required from the appropriate agency and compliance with the restrictions of the permit would mitigate impacts. Compliance with the Construction General Permit and Ventura County NPDES permit (MS4 permit) would require the development of a stormwater pollution prevention plan (SWPPP) for projects disturbing more than one acre, which this project proposes to do. Furthermore, the SWPPP would implement best management practices (BMP) that address runoff. Work near or in the channelized streambed or near the stream that occurs in the northeastern project boundary area in the sycamore woodland, would consist only of trail development and landscaping in the latter and bridge replacement over the stream in the former case. No streambed alteration would be required for the project and implementation of Mitigation Measure BIO-3, above, would reduce impacts to riparian wetlands and the mapped sycamore community, as discussed under the previous issue area.

Mitigation Measure

BIO-4 Jurisdictional Delineation and Agency Permitting

If grading activities are proposed within 200 feet of the mapped center line of the channelized creek or other potentially jurisdictional features, a formal jurisdictional delineation shall be conducted to identify and delineate the jurisdictional extent of these features. Jurisdictional areas identified in the delineation shall be avoided where possible through project design. Prior to issuance of any grading or building permits, the project proponent shall submit a report detailing how drainages would be avoided, including BMPs to be implemented to assure avoidance and minimization of indirect impacts. If impacts to these areas cannot be avoided, permitting by the USACE, RWQCB, and CDFW shall be required. Mitigation for fill would be a 1:1 rate, at minimum, and additional mitigation may be required under agency permits.

With implementation of these measures, impacts would be reduced to less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project site is in a developed, urban area and constitutes a developed park and adjacent chapparal and oak woodland areas and open space areas to the north and south. Given the forested nature of some of the project site, it could serve as a wildlife corridor or linkage. Some areas could also serve as native wildlife nursery sites. From a regional standpoint, the most important corridors are those linking the Santa Monica Mountains, Simi Hills and Santa Susana Mountains (Conejo Open Space Foundation 2021). The City of Thousand Oaks General Plan Conservation Element indicates that designated wildlife corridors exist at all edges of the city boundaries, but do not intersect with or otherwise occur on the project site (City of Thousand Oaks 2014: 25). The South Coast Missing Linkages Project does not indicate wildlife linkages occur on or through the project site (South Coast Wildlands 2006). The channelized stream bed and natural drainages on the project site are not considered important wildlife movement corridors as they do not support continuous habitat connectivity. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The TOMC, Sections 9-4.4203 to 9-4.4205 and Section 9-4.4303 to 9-4.4305 stipulates requirements for preserving oak trees in the city with a diameter of two or more inches at 4.5 feet from the base of the tree and California sycamore trees that are 12 inches in diameter at 4.5 feet above the natural grade at the base of the tree.

The Arborist Report indicates that protected trees near the community center could be affected by project development. In particular, the California sycamore trees on the south side of the existing community center all have aggregate trunk diameters in excess of 12 inches. On the north side of the community center, three valley oak trees and two California sycamores, all with aggregate trunk diameters in excess of the protected tree diameter could be affected by project implementation.

The California sycamore trees near the entrance, just east of the channelized creek, could be affected by the expanded drop-off area that would be implemented under the project. California sycamore trees near the outfield fence of the baseball field are also subject to disturbance. These individuals would require permits from the City of Thousand Oaks and be subject to Mitigation Measure BIO-5.

The oak woodland on the west side of Jeaunine Drive is within the project area, but the scope of work appears to occur outside this area, with trail improvements only occurring east of Jeaunine Drive (see Figure 8). Nonetheless, if any work is proposed to be conducted within the part of the project site that overlaps the Botanic Garden, these areas would also require permits from the City and be subject to Mitigation Measure BIO-3 and Mitigation Measure BIO-5. Trees that also meet the description for protected species but that are not listed here would be subject to the same mitigation.

Finally, south of the community center, plans to expand the parking lot would involve removing the retaining wall and existing light fixtures, and constructing some of the new parking facility, including a new retaining wall and new light fixtures, in the currently undeveloped area south of the existing parking lot. This work could affect protected oak trees by requiring removal or by encroaching on tree protection zones. Before construction begins, these trees would be surveyed and, if

appropriate, tree permits would be required that would include avoidance and/or mitigation, as discussed above and in Mitigation Measure BIO-5.

Mitigation Measure

BIO-5 Oak Tree and Landmark Protection

The following work procedures are required for all City of Thousand Oaks-designated protected trees (including Protected Oak Trees and Protected Landmark Trees). The procedures are designed to minimize impacts:

1. All work that affects protected oak and landmark trees, including removal, relocation, or work within the tree protection zone, shall require permits from the City of Thousand Oaks.
2. All work in protected tree aerial/root zones shall be observed by the qualified arborist.
3. New construction work that impacts protected trees shall be staked, by field survey and reviewed by the qualified arborist.
4. Any approved pruning shall be done by a qualified tree trimmer and observed by the qualified arborist.
5. Vertical trenches shall be hand-dug, and all roots encountered clearly cut and sealed with approved tree sealer.
6. All footings for wall construction shall be in an outward direction from the Tree's trunk and backfilled with topsoil.
7. No work in the aerial/root zone or protected zone shall be completed until it has been approved through the permitting process. Written approval is necessary prior to proceeding.
8. A 4-foot-high temporary orange plastic construction fence with required warning signs or existing property line fence, shall be in place at the limit of the permitted work, directed by the Applicant's arborist and approved by the Community Development Department, to protect designated trees during construction.
9. The area within the plastic fence shall not be used for material, equipment storage, or parking at any time.
10. Copies of the Oak Tree Report, Oak Tree Permit, Engineering Plans, Project Conditions, Inspection Ticket, Oak Tree Resolution, Oak Tree Ordinance, and Approved Site Plans shall be maintained on the site during any work to or around any Oak Tree.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

The project site is not in an area subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plans. Therefore, no impact would occur.

NO IMPACT

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5 Cultural Resources

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

Rincon prepared a Phase I Cultural Resources assessment in support of the project to provide recommendations regarding potential impacts to cultural resources. The assessment includes a cultural resources records search of the California Historical Resources Information System (CHRIS), historical map and aerial imagery review, a SLF search conducted by the NAHC, and a pedestrian survey of the project site. The Phase I Cultural Resources Assessment is provided in Appendix F of this IS-MND.

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

Background research identified one historic period, built environment resource, the Conejo Community Park and Community Center, on the project site. Constructed in no discernible architectural style, the community center building is roughly rectangular in plan, in good condition with no notable alterations. Designed by Thousand Oaks-based landscape architect, Donald M. Roberts, the park was constructed in the early 1960s and acquired by CRPD in1972 . The historic resources evaluation recommended the property is ineligible for listing on the national and State historic registers under any significance criteria because it lacks historical or architectural significance. Conejo Community Park and Community Center was constructed between 1961 and 1965 concurrent with the urbanization of Thousand Oaks. Research conducted for this evaluation did not indicate that the property was significant in that context or that it is associated with any events significant in the history of the city, region, state, or nation (Criteria A/1). Additionally, no available evidence suggests the park is important for associations with any owners or employees of the Janss Corporation, volunteers of the Conejo Valley Activities Corporation, or individuals otherwise known to have made significant historical contributions (Criteria B/2). In terms of its design, the property is an ordinary public park containing landscaped elements and an undistinguished community center building exhibiting no discernible architectural style. Neither the park as a whole nor the community center building alone embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Additionally, although the

park's designer, Donald M. Roberts, enjoyed a productive career as a landscape architect and professor of landscape design, no available evidence indicates he is considered a master designer or that the Conejo Community Park and Community Center should be regarded as a master work (Criteria C/3). A review of available evidence and records search results did not indicate that it may yield important information about prehistory or history (Criteria D/4). Finally, the property is also not recommended eligible as a contributor to any existing or potential historic districts.

As the historical resources evaluation concluded the property does not meet the requirements for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) and, therefore, does not qualify as a historical resource under CEQA, demolition of the community center building and alteration of the larger park property would result in no impact to historical resources.

NO IMPACT

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

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

The CHRIS search identified two previously recorded cultural resources, P-56-000405 (a rock shelter) and P-56-001777 (a large habitation site), within a 0.5-mile radius of the project site; both of the resources are located immediately adjacent to the project site. On September 11, 2018, the NAHC indicated the results of a SLF search for a nearby project, approximately 1.5 miles from the currently proposed project, were negative. This suggests the NAHC has no documentation/record of Native American heritage resources on the USGS *Newbury Park* 7.5-minute quadrangle on which the currently proposed project is located. AB 52 consultation has been initiated between the lead agency and tribal contacts that have requested formal notification of proposed projects in the geographic area within which the tribe is traditional and culturally affiliated (see also Section 18, *Tribal Cultural Resources*). Results of the pedestrian survey indicate that the project site is currently a developed park that has undergone previous and recent ground disturbance. No evidence of cultural materials that might be associated with P-56-000405 or P-56-001777 were observed during the survey. Two saw-cut faunal bones were identified within the project site during the pedestrian survey; no other cultural materials were identified in association with the saw-cut bones. Given the location of the saw-cut bones below the existing housing, it is likely that these isolated bones are modern and originated from residents in the existing housing adjacent to the project site. Regardless, the bones are not associated with other cultural materials and cannot, by themselves, provide information about historic period use or occupation of the project area and are, therefore, not considered significant cultural materials according to CEQA.

No evidence was found of human remains during the field survey. However, ground-disturbing activities could result in unexpected discoveries. If human remains are unexpectedly encountered, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the unlikely event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations

within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance.

Given the project's proximity to known cultural resources P-56-000405 and P-56-001777, the project vicinity is highly sensitive for the presence of archaeological resources and unanticipated discoveries of cultural resources are possible during project-related ground disturbance. Therefore, Mitigation Measure CUL-1 and Mitigation Measure CUL-2, are required during all ground disturbance associated with the project.

Mitigation Measures

CUL-1 Archaeological and Native American Monitoring

Archaeological and Native American monitoring is required during all project-related ground disturbing activities. Archaeological and Native American monitoring shall be performed under the direction of a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). The qualified archaeologist, in consultation with the CRPD and the Native American representative, may recommend the reduction or termination of monitoring depending upon observed conditions (e.g., no resources encountered within the first 50 percent of ground disturbance). If intact archaeological resources are encountered during ground-disturbing activities, work within a minimum of 50 feet of the find must halt and the find must be evaluated for CRHR and NRHP eligibility per the requirements of CUL-2.

CUL-2 Unanticipated Discovery of Cultural Resources

In the event cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) must be contacted immediately to evaluate the find. If the discovery proves to be eligible for listing in the NRHP or the CRHR and avoidance is infeasible, additional analysis may be warranted, such as data recovery excavation and Native American consultation to treat the find.

With compliance with existing regulations relating to discovery of human remains and implementation of Mitigation Measure CUL-1 and Mitigation Measure CUL-2, impacts to archaeological resources and human remains would be reduced to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	■	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	■	☐

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

The project involves renovations to a community park that would replace an aging community center with a new facility, improve some amenities, and expand existing trails within the park. Renovation of existing park facilities (i.e., gazebo, stage, baseball field) would require non-renewable resources for construction and operation. Construction of the new community center and the maintenance shop would require non-renewable resources. By conforming to CALGreen building codes, they would not be used in a wasteful or inefficient manner. During operation, the new community center would be more energy efficient than the existing facility, which is over 50 years old.

The CalEEMod modeling indicates the existing facilities use 113,923 kilowatts per year (kWh/yr) of electricity and 753,223 kBTU per year in natural gas. The proposed project would use 220,116 kWh/year of electricity and 109,294 kBTU in natural gas. This represents an increased use of 106,193 kWh/year of electricity and a decrease of 644,259 kBTU of natural gas.

As indicated in the Programming Assessment (Appendix A), the community center design will be developed with LEED or Living Building Design Standards that include solar power arrays, rainwater management, and carbon-neutral building products and methods. Furthermore, as the project would be developed according to State green building codes, the electricity consumption would be net zero. The project would have less than significant impact on consumption of energy resources during construction and operation.

LESS THAN SIGNIFICANT IMPACT

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

As part of a County-wide initiative, the City is developing an Energy Action Plan (EAP) that will allow the City to be more energy resilient, reduce negative environmental and health impacts of fossil fuel-based energy use, and save money on energy costs. The EAP's goals include increasing energy efficiency in existing and new development, reducing energy costs, adopting local renewable energy projects, and accelerating the development of local sustainability projects and plans, among others (City of Thousand Oaks 2021). While the development of the EAP is underway, the City adopted municipal standards to guide energy conservation in City-owned and operated facilities. These municipal standards include policies and programs that apply to energy use, water consumption, waste management, transportation programs, and green space preservation (City of Thousand Oaks 2019).

CRPD is a separate, independent agency from the City of Thousand Oaks, but the project site is in Thousand Oaks, and some City regulations and policies may therefore apply to the proposed project. The CRPD's Parks Master Plan goals, objectives, and strategies align closely with the more detailed plans the City is developing. The Parks Master Plan Goal 8, Sustainability and Resiliency, seeks to "continuously move the District toward environmentally sustainable and cost-effective operations."

The traffic assessment (Appendix H) found that VMT would be less than that under current conditions. The California Green Building Code requires net zero energy use, and the project would be required to comply with these regulations. Therefore, the new community center would be required to be energy efficient as a condition of permit approval. The project would also be consistent with the CRPD goals concerning sustainability and resiliency by introducing a building that will be more energy efficient by design, materials, orientation, and other factors (see project plans in Appendix A), and by upgrading paved surfaces in areas throughout the park with more permeable materials that will increase stormwater percolation and decrease demands on City infrastructure that processes stormwater. Through compliance with local and State regulations during the permitting process, project implementation would not conflict with or obstruct any state or local renewable energy or energy efficiency plans. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	■	☐
2. Strong seismic ground shaking?	☐	☐	■	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	■	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	■	☐
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	■	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	■	☐	☐

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

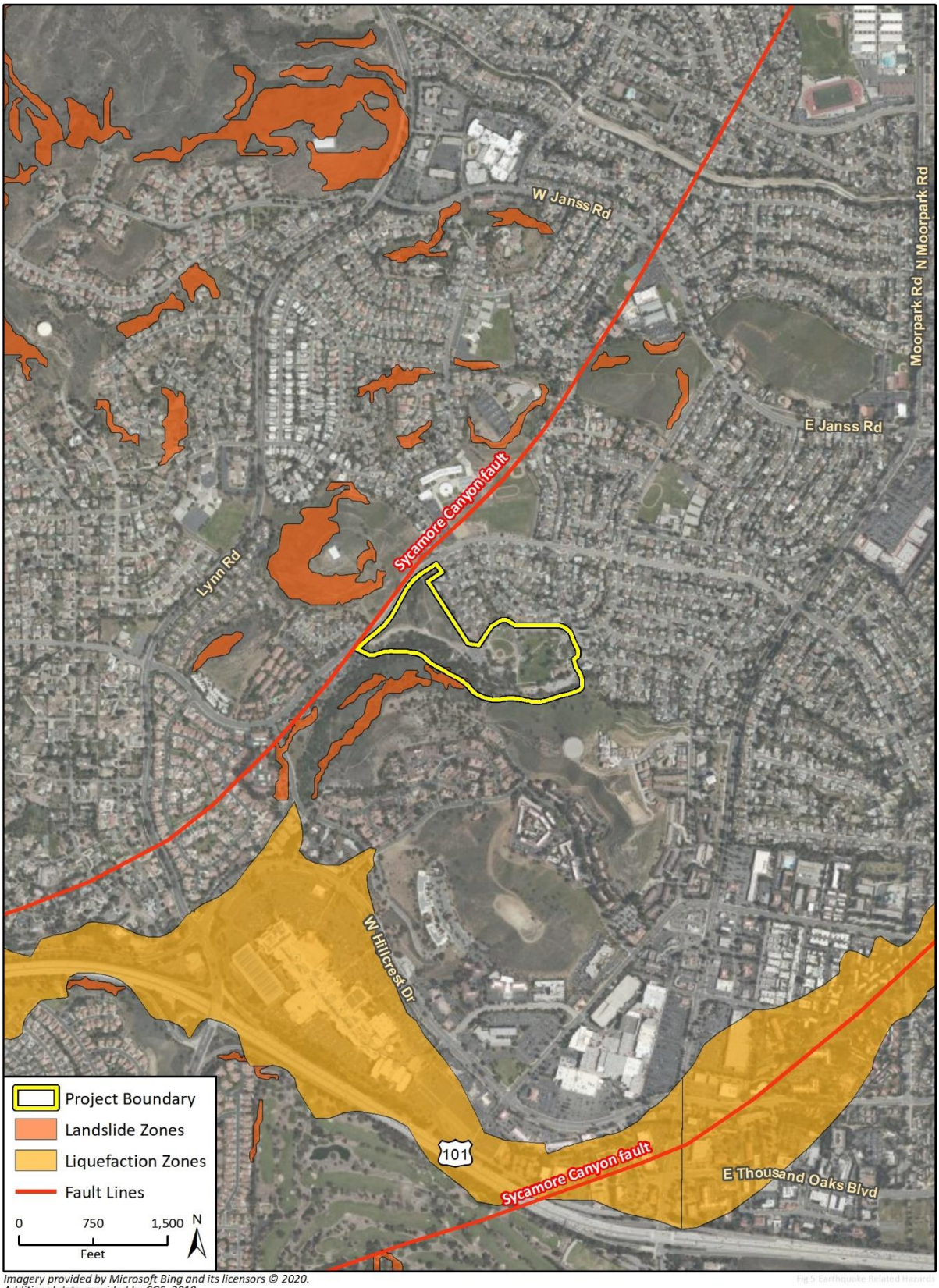
Like all southern California, the project site is subject to strong ground shaking associated with active and/or potentially active faults in the region. The Sycamore Canyon and Boney Mountain faults traverse parts of the city and the Simi fault is about one mile north of the City's planning area boundary, but it was determined to be capable of generating the highest peak ground accelerations in Thousand Oaks (City of Thousand Oaks 2014). Seismically induced ground shaking has affected the city in the past and is expected to do so in the future. Despite these potentially active nearby faults, the project site itself is not within an Alquist-Priolo Special Study Zone, and no active faults have been mapped across the project site, as shown in Figure 25 (California Geological Society 2003). Furthermore, the new community center constructed as part of project implementation would be built to current seismic safety standards.

The entire southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the project could expose people and structures to strong seismic ground shaking. However, the project would be designed and constructed in accordance with state and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The project would be required to comply with the seismic safety requirements in the California Building Code, including a soils investigation and a geotechnical study to verify that the proposed project complies with the seismic safety requirements and all other applicable earth safety requirements of applicable building codes. These studies will serve as the basis upon which seismic safety design decisions are made in the final implementation of the project, in particular design and construction of the community center. The most current soils investigation and geotechnical study for the project are included in Appendix I of this IS-MND. This geotechnical study found that construction of the proposed project would be feasible from a geotechnical engineering viewpoint provided the recommendations in the report are incorporated into the building plans and implemented during construction.

Compliance with these requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Furthermore, the project would not increase ground shaking hazards at adjacent properties. Therefore, impacts related to strong seismic ground shaking would be reduced to a less than significant level through compliance with existing regulations requiring a geotechnical study and with applicable seismic safety requirements and all other applicable earth safety requirements of applicable building codes (TOMC Section 9-3.945).

LESS THAN SIGNIFICANT IMPACT

Figure 25 Geologic Hazards at and near the Project Site



Imagery provided by Microsoft Bing and its licensors © 2020.
Additional data provided by CGS, 2019.

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

A significant impact would occur if the project would be situated in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. Most of the city has topographically pronounced areas producing concern regarding slope instability. If slopes are not stabilized, seismically induced ground shaking could potentially cause a landslide.

The project site is currently developed with a park and community center. As illustrated in Figure 25, the project site is not directly located in a liquefaction zone. The project site has not historically experienced subsidence and no activities currently occur or are proposed for the site that would induce subsidence.[4] While some areas west of the botanic gardens are susceptible to landslide that could occur if wildfire were to burn the area and then be followed by heavy precipitation (see Section 20, *Wildfire*, for further discussion), these areas are outside of the project area and there are no proposed facilities adjacent to this area. Additionally, the project would be built according to California Building Code geotechnical standards that would safeguard against the effects of subsidence and landslide and would be subject to review and approval of a site-specific geotechnical study (see Appendix I). Impacts would therefore be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

A significant impact would occur if construction activities or proposed uses would result in substantial soil erosion or loss of topsoil. Construction of the project would result in ground surface disturbance associated with limited grading, which could create the potential for soil erosion. The project site is developed with a park and community center building, including paved parking areas and landscaped areas. Development would remain or be improved throughout most of the park in a way that would reduce the potential for significant erosion. Project construction would involve 3,500 cubic yards of total excavated soil and 3,500 cubic yards of fill, resulting in a balanced soil cut. It is assumed that fill soil will be drawn from soil excavated on site, wherever possible.

The project would be required to obtain a grading permit and submit grading plans in support of that permit (TOMC Chapter 3, Section 7-3.07, 08), approval of which would be subject to the City's approval of the geotechnical report. The project construction plan would be required to comply with any conditions and requirements established by the National Pollution Discharge Elimination System (NPDES) permit or other permits reasonably related to the reduction or elimination of pollutants in stormwater from the construction site, including soils from grading, and any condition and/or requirements in place to protect specific watersheds. Impacts related to erosion would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4 Subsidence is the sudden sinking or gradual downward settling of the Earth's surface with little or no horizontal movement. Causes of subsidence include withdrawal of groundwater, pumping of oil and gas from underground, mines, liquefaction, and hydro-compaction, and landfill composition.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

As indicated in Figure 25, the project site is not in a liquefaction zone and would not be subject directly to instability that results from liquefaction, subsidence, spreading, or collapse. While a landslide area exists just west of the project boundary, the project would be designed and built according to California Building Code geotechnical standards that would safeguard against the effects of landslide and would be subject to review and approval of a site-specific geotechnical study (see Appendix I). Impacts would therefore be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Expansive soils are highly compressible, clay-based soils that tend to expand as they absorb water and shrink as water is drawn away. Expansive soils are of concern since building foundations may rise during the rainy season and fall during dry periods in response to the clay's action. The project site is developed with mature landscaping and has not been subject historically to soil expansion due to heavy rainfall. Nonetheless, as weather patterns change with the effects of climate change, historical conditions could fail to represent future conditions. Furthermore, Figure 6 of the City of Thousand Oaks General Plan Safety Element shows the project site being in an area with highly expansive soil conditions (City of Thousand Oaks 2014). Additionally, the geotechnical study (Appendix I) found the presence of soils with a very high expansion potential on the site. The geotechnical study contains recommendations for soil treatments to address this concern. The project would be designed and built according to California Building Code geotechnical standards that would safeguard against the effects of expansive soils, and according to the recommendations of the geotechnical report (Appendix I), subject to review and approval of this report by the lead agency and building official. These impacts would therefore be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The proposed project would not include the installation of new septic tanks or alternative wastewater disposal systems since the project would connect to the existing sanitary sewer system, as discussed in Section 19, *Utilities and Service Systems*. No on-site wastewater treatment systems would be required, and no impact would occur.

NO IMPACT

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

Thousand Oaks lies in the Transverse Range Geologic Province of Southern California and geologic condition in the city generally consist of a mantle of soil over bedrock (City of Thousand Oaks 2013). Bedrock within much of the southern and western parts of the city consists of Miocene Age Conejo Volcanics, igneous rocks that are hard and resist weathering. These are evident in such prominent city landmarks as Mount Clef Ridge, which forms the backdrop to Wildwood Park and California

Lutheran University. In general, igneous rocks do not contain fossils, although fossil wood has been found in some outcrops of Conejo Volcanics.

During the Pliocene Epoch (12-2 million years ago) much of what is now the Conejo Valley was covered by shallow seas. Evidence of this period is found in fossils of marine life such as brachiopods, bivalve mollusks, and fish, most of which are found in Miocene age rocks. Other marine organisms found later in the Miocene include dolphin, ancestral sea lions, whales, and sea cows. Later, during the Pleistocene Epoch (1.8 million to 10,000 years ago), as seas dried up exposing more terrestrial habitats, large mammals migrated into Southern California, attracted by the newly available resources, and fleeing the ice sheet encroaching from the north. This group included large herbivores like North American native horses, camels, and mastodon plus Eurasian immigrants like mammoth and bison. They were joined by immigrants from South America including ground sloths and llama. The herbivores were pursued by predators such as the short-faced bear, dire wolf, saber-toothed cat, and American lion. Most of these large animals became extinct at the end of the Ice Age. Evidence of their existence can be found in fossil-bearing sedimentary formations.

The project site is currently developed and in an urban area and there are no exposed paleontological resources or geologic features on the site. Paleontological resources are not expected during grading activities, but the possibility that ground-disturbing activities could unearth previously undiscovered paleontological resources in areas of native soil cannot be ruled out. Mitigation Measure GEO-1 is therefore required to reduce potential impacts to previously undiscovered paleontological resources where construction occurs in native soils.

Mitigation Measure

GEO-1 Paleontological Resources

In the event an unanticipated fossil discovery is made during the course of project development, construction activity shall be halted in the immediate vicinity of the fossil, and a qualified professional paleontologist shall be notified and retained to evaluate the discovery, determine its significance, and determine if additional mitigation or treatment is warranted. Work in the area of the discovery shall resume once the find is properly documented and the qualified professional paleontologist authorizes resumption of construction work. Any significant paleontological resources found during construction monitoring will be prepared, identified, analyzed, and permanently curated in an approved regional museum repository under the oversight of the qualified paleontologist.

Implementation of Mitigation Measure GEO-1 would reduce potential impacts to paleontological resources to a less than significant level through identification and appropriate preservation or other mitigation of those resources.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	■	☐

Overview of Climate Change and Greenhouse Gases

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. Climate change is the result of numerous, cumulative sources of GHG emissions contributing to the "greenhouse effect," a natural occurrence which takes place in Earth's atmosphere to help regulate the temperature of the planet. Most radiation from the sun hits Earth's surface and warms it. The surface, in turn, radiates heat back towards the atmosphere in the form of infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions.

GHGs occur both naturally and because of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Anthropogenic activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the concentration of GHGs in the atmosphere that trap heat. Since 1750, estimated concentrations of CO_2, methane, and nitrous oxide in the atmosphere have increased over by 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity (Forster et al. 2007). Emissions resulting from human activities are thereby contributing to an average increase in Earth's temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018).

Regulatory Framework

In response to climate change, California implemented AB 32, the "California Global Warming Solutions Act of 2006." AB 32 required the reduction of statewide GHG emissions to 1990 emissions levels (essentially a 15 percent reduction below 2005 emission levels) by 2020 and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions. On September 8, 2016, the Governor signed Senate Bill 32 into law, extending

AB 32 by requiring the State to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends local governments adopt policies and locally appropriate quantitative thresholds consistent with a statewide per capita goal of six metric tons (MT) of carbon dioxide equivalents (CO_2e) by 2030 and two MT of CO_2e by 2050 (CARB 2017).

Other relevant state laws and regulations include:

- **SB 375**: The Sustainable Communities and Climate Protection Act of 2008 (SB 375), signed in August 2008, enhances the state's ability to reach AB 32 goals by directing the CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles by 2020 and 2035. Metropolitan Planning Organizations are required to adopt a Sustainable Communities Strategy (SCS), which allocates land uses in the Metropolitan Planning Organization's Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. The Southern California Association of Governments (SCAG) was assigned targets of an 8 percent reduction in per capita GHG emissions from passenger vehicles from 2005 levels by 2020 and a 19 percent reduction in per capita GHG emissions from passenger vehicles from 2005 levels by 2035. SCAG adopted the 2016-2040 SCAG RTP/SCS in April 2016, which meets the requirements of SB 375.
- **SB 100**: Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the state's Renewables Portfolio Standard Program. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.
- **California Building Standards Code (California Code of Regulations Title 24)**: The California Building Standards Code consists of a compilation of several distinct standards and codes related to building construction including plumbing, electrical, interior acoustics, energy efficiency, and handicap accessibility for persons with physical and sensory disabilities. Part 6 is the Building Energy Efficiency Standards, which establishes energy-efficiency standards for residential and non-residential buildings to reduce California's energy demand. Part 12 is the California Green Building Standards Code (CALGreen), which includes mandatory minimum environmental performance standards for all ground-up new construction of residential and non-residential structures.

Local Regulations

THOUSAND OAKS CLIMATE AND ENVIRONMENTAL ACTION PLAN

The City of Thousand Oaks is developing a Climate and Environmental Action Plan (CEAP), currently focusing on components such as Citywide Greenhouse Gas Inventory, Municipal GHG Inventory, Citywide EAP, Hill Canyon Masterplan, EV Charging and Infrastructure Plan, California Data Collaborative, and a solid waste contract extension with revised solid waste diversion requirement including organic recycling. The City has not yet formally adopted a Climate Action Plan or other GHG reduction plan that addresses community-wide emissions.

THOUSAND OAKS ENERGY ACTION PLAN

As discussed in Section 6, *Energy*, the City of Thousand Oaks is developing an EAP that will allow the City to be more energy resilient, reduce negative environmental and health impacts of fossil fuel-

based energy use, and save money on energy costs, but the EAP has not yet been adopted by the City. While the development of the EAP is underway, the City has adopted municipal standards to guide energy conservation in City-owned and operated facilities. These municipal standards include policies and programs that apply to energy use, water consumption, waste management, transportation programs, and green space preservation (City of Thousand Oaks 2019). However, these standards do not apply to the proposed project because the lead agency for the proposed project is the CRPD, not the City, and the project does not involve any City-owned or operated facilities. Additionally, any part of the City's EAP that requires action on the part of the City, not the CRPD, is not within the CRPD's power or jurisdiction to carry out. Since the plan is not applicable to the project, it will not be further discussed in this analysis.

THOUSAND OAKS GENERAL PLAN

The City's General Plan Conservation Element includes Policy CO-39, which aims to support efforts consistent with the State of California's California Global Warming Solutions Act of 2006 (AB 32):

Policy CO-39. Support efforts to reduce greenhouse gas emissions, consistent with the intent of the State of California's California Global Warming Solutions Act of 2006 (AB 32).

- Prepare Greenhouse Gas Analyses for development projects that require the preparation of Environmental Impact Reports or Mitigated Negative Declarations
- Reduce energy use and utilize sustainable energy sources at City facilities where feasible, in accordance with City-adopted Energy Action Plan

The lead agency for the proposed project is the CRPD, not the City. Any part of Policy CO-39 that requires action on the part of the City, not the CRPD, is not within the CRPD's power or jurisdiction to carry out.

Methodology

GHG emissions associated with project construction and operation were estimated using CalEEMod, version 2016.3.2, with the assumptions described under Section 3, *Air Quality*, in addition to the following:

- **Amortization of Construction Emissions.** While VCAPCD does not have an amortization recommendation for GHG emissions, SCAQMD recommends amortization of construction emissions of a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies (SCAQMD 2008).
- **Utility Energy Intensity Factors.** Electricity emissions are calculated by multiplying the energy use by the carbon intensity of the utility district per kilowatt hour (CAPCOA 2017). Southern California Edison (SCE) would serve the project and SCE's specific energy intensity factors (i.e., the amount of CO_2, CH_4, and N_2O per kilowatt-hour) are used to calculate GHG emissions. The default energy intensity factors in CalEEMod are based on 2012 data, a time when SCE had only achieved a 20.6 percent procurement of renewable energy. According to SB 100, the statewide Renewable Portfolio Standard Program requires electricity providers to increase procurement from eligible renewable energy sources to 60 percent by 2030. To account for the continuing effects of the Renewable Portfolio Standard, energy intensity factors in CalEEMod were reduced based on the percentage of renewables reported by SCE. SCE energy intensity factors that include this reduction are shown in Table 6.

- **Energy Reduction.** Energy usage from non-residential energy usage was reduced by 30 percent to account for the requirements of 2019 Title 24 standards (California Energy Commission 2019). In addition, according to client-provided information, the project would utilize energy-efficient appliances in the new community center. It was assumed that park improvements other than the new community center and upgraded parking lots would not result in net new energy consumption because the total acreage of the park would not be expanded under the proposed project and no additional energy-consuming infrastructure would be installed.

Table 6 SCE Energy Intensity Factors

	2009 (lbs/MWh)	2023 (lbs/MWh)[2]
Percent procurement	20.6%[1]	40.5%
Carbon dioxide (CO_2)	702.43	526.38
Methane (CH_4)	0.029	0.022
Nitrous oxide (N_2O)	0.006	0.005

[1] Source: Southern California Edison 2012

[2] Linear interpolation of Renewable Portfolio Standard goals established by SB 100 of 33 percent for 2020 and 44 percent for 2024.

- **Water Use Reduction.** CalEEMod does not incorporate water use reductions achieved by 2016 CALGreen (Part 11 of Title 24). New development would be subject to CalGreen, which requires a 20 percent increase in indoor water use efficiency and installation of water-efficient irrigation systems. Thus, to account for compliance with CalGreen, a 20 percent reduction in indoor water use and use of a water-efficient irrigation system were included in the water consumption calculations for the new community center. It was assumed that other park improvements would not result in net new water consumption because the total acreage of the park would not be expanded under the proposed project and no additional water-consuming infrastructure would be installed.
- **Solid Waste Generation**. It was assumed that park improvements other than the new community center would not result in net new solid waste consumption because the total acreage of the park would not be expanded under the proposed project.
- **Nitrous Oxide Emissions from Mobile Sources.** Because CalEEMod does not calculate nitrous oxide emissions from mobile sources, nitrous oxide emissions were quantified using guidance from the CARB and the EMFAC2017 Emissions Inventory for the VCAPCD region for the year 2023 (the project's buildout year) using the EMFAC2011 categories (CARB 2018, 2020b; see Appendix C for calculations).

Operational emissions were also modeled for the existing community center and subtracted from the project's emissions to estimate net new operational emissions under the proposed project.

Significance Thresholds

Individual projects do not generate sufficient GHG emissions to influence climate change directly. However, physical changes caused by a project can contribute incrementally to significant cumulative effects, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means the incremental effects of

an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines Section 15064[h][1]).

According to CEQA Guidelines Section 15183.5(b), projects can tier from a qualified GHG reduction plan, which allows for project-level evaluation of GHG emissions through the comparison of the project's consistency with the GHG reduction policies included in a qualified GHG reduction plan. This approach is considered by the Association of Environmental Professionals (2016) in its white paper, *Beyond Newhall and 2020*, to be the most defensible approach presently available under CEQA to determine the significance of a project's GHG emissions. While the City of Thousand Oaks has taken steps toward development of a Climate Action Plan, neither the CRDP nor the City has formally adopted a Climate Action Plan or other GHG reduction plan that addresses community-wide emissions to date. Thus, this approach is not currently feasible for this analysis.

To evaluate whether a project may generate a quantity of GHG emissions with the potential to have a significant impact on the environment, local air districts have developed several bright-line significance thresholds. Significance thresholds are numeric mass emissions thresholds that identify the level at which additional analysis of project GHG emissions is necessary. If project emissions are equal to or below the significance threshold, with or without mitigation, the project's GHG emissions would be less than significant. VCAPCD has not established quantitative significance thresholds for evaluating GHG emissions in CEQA analyses, but it recommends using the California Air Pollution Control Officers Association (2008) *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act* white paper and other resources when developing GHG evaluations (VCAPCD 2003). The CEQA and Climate Change paper provides a common platform of information and tools to support local governments and was prepared as a resource, not as a guidance document. CEQA Guidelines Section 15064.4 expressly provides a "lead agency shall have discretion to determine, in the context of a particular project," whether to "quantify greenhouse gas emissions resulting from a project" and/or "rely on a qualitative analysis or performance-based standards." Updates to CEQA Guidelines Section 15064.4 that took effect in December 2018 further state that a lead agency should "focus its analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change" and that the analysis should "reasonably reflect evolving scientific knowledge and state regulatory schemes."

This analysis utilizes two thresholds to evaluate the significance of the project's GHG emissions: the SCAQMD-recommended bright-line threshold and consistency with applicable plans, policies, and regulations for the reduction of GHG emissions.

Neither CRDP, the City, nor VCAPCD have developed a qualified GHG reduction plan. Considering that no specific GHG threshold or qualified GHG reduction plan has been recommended or adopted by any of these agencies, it is appropriate to refer to guidance from other agencies when discussing GHG emissions. The City of Thousand Oaks generally refers to the SCAQMD methodology for GHG Significance analysis. In guidance provided by the SCAQMD's GHG CEQA Significance Threshold Working Group in September 2010, SCAQMD considered a tiered approach to determine the significance of residential and commercial projects. The draft tiered approach is outlined in meeting minutes dated September 29, 2010 (SCAQMD 2010):

- **Tier 1.** If the project is exempt from further environmental analysis under existing statutory or categorical exemptions, there is a presumption of less than significant impacts with respect to climate change. If not, then the Tier 2 threshold should be considered.

- **Tier 2.** Consists of determining whether the project is consistent with a GHG reduction plan that may be part of a local general plan, for example. The concept embodied in this tier is equivalent to the existing concept of consistency in CEQA Guidelines section 15064(h)(3), 15125(d) or 15152(a). Under this Tier, if the project is consistent with the qualifying local GHG reduction plan, it is not significant for GHG emissions. If there is not an adopted plan, then a Tier 3 approach would be appropriate.
- **Tier 3.** Establishes a screening significance threshold level to determine significance. The Working Group has provided a recommendation of 10,000 MT of CO_2e per year for industrial projects and 3,000 MT of CO_2e per year for non-industrial projects.
- **Tier 4.** Establishes a service population threshold to determine significance. The Working Group has provided a recommendation of 4.8 MT of CO_2e per year for land use projects.

The project would not be statutory or categorically exempt, and therefore Tier 1 does not apply. As previously stated, neither CRPD nor the City have a local, qualified GHG reduction plan for the project to tier from, and Tier 2 would not apply. Service population is defined as employees plus residents; because the project is a recreational use, it would not generate any residents or a substantial number of employees; therefore, a service population threshold would not provide an accurate depiction of project GHG emission impacts. The City has recently used the SCAQMD 3,000 MT of CO_2e per year threshold to analyze project GHG emissions under its jurisdiction. Pursuant to CEQA Guidelines Section 15064, the City considers this threshold appropriate to determine GHG emission impacts for the project. The project would support public uses; so, a bright line threshold of 3,000 MT of CO_2e per year for non-industrial projects in accordance with Tier 3 is applicable for the project.

According to the CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of GHG emissions." Therefore, a lead agency can make a finding of less than significant for GHG emissions if a project complies with adopted programs, plans, policies and/or other regulatory strategies to reduce GHG emissions. The proposed project's consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions is evaluated qualitatively. A project is considered consistent with the provisions of these documents if it meets the general intent in reducing GHG emissions to facilitate the achievement of local and state-adopted goals and does not impede attainment of those goals.

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

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

GHG emissions were modeled in CalEEMod version 2016.3.2 using the assumptions outlined above. Project construction activities are assumed to occur over a period of approximately 12 months

based on client-provided construction details. As shown in Table 7, construction activities for the project would generate an estimated 969 MT of CO_2e. Amortized over a 30-year period (the assumed life of the project per SCAQMD guidance), construction of the project would generate about 32 MT of CO_2e per year.

Table 8 summarizes the project's operational GHG emissions. As shown below, the project (less existing emissions) would generate approximately 84 MT of CO_2e per year. These emissions would not exceed the 3,000 MT of CO_2e per year threshold.

Table 7 Estimated Construction GHG Emissions

Year	Emissions (MT of CO_2e)
2021	155
2022	814
Total	**969**
Amortized over 30 years	**32**

MT = metric tons; CO_2e = carbon dioxide equivalents

Notes: Emissions modeling was completed using CalEEMod. See Appendix C for modeling results.

Table 8 Combined Annual GHG Emissions

Emission Source	Annual Emissions (MT of CO_2e per year)
Construction	32
Operational	
Area	<1
Energy	0
Solid Waste	8
Water	18
Total Project Emissions	**126**
Existing Emissions	42
Net New Emissions (Project – Existing)	**84**
SCAQMD Recommended Threshold	3,000
Threshold Exceeded?	No

Notes: Emissions modeling was completed using CalEEMod, except for N_2O mobile emissions. N_2O mobile emissions completed consistent with the description in *Methodology*. See Appendix C for modeling results.

Consistency with Applicable Plans

As discussed under *Regulatory Framework*, several plans and policies have been adopted to reduce GHG emissions in the Southern California region, including the State's 2017 Scoping Plan, SCAG's 2020-2045 RTP/SCS, and local policies contained in the City of Thousand Oak's General Plan. The

project's consistency with these plans is discussed below. The project would not conflict with plans and policies aimed at reducing GHG emissions.

2017 Scoping Plan

The principal state regulation regarding GHG emissions is AB 32, the California Global Warming Solutions Act of 2006, and the follow up, SB 32. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020 and the goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to the SB 32 goal, the 2017 Scoping Plan was created to outline goals and measures for the state to achieve the reductions. The 2017 Scoping Plan's goals include reducing fossil fuel use and energy demand and maximizing recycling and diversion from landfills. The project would be consistent with these goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards. Furthermore, the project would be consistent with recycling and diversion from landfills by participating in the City's solid waste reduction programs. Therefore, the project would not conflict with the 2017 Scoping Plan.

2020-2045 SCAG Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (Connect SoCal). The SCAG 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by 8 percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. The 2016-2040 RTP/SCS includes ten goals with corresponding implementation strategies for focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The project's consistency with applicable 2020-2045 RTP/SCS policies is discussed in Table 9. As shown therein, the project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Thousand Oaks General Plan

State policies to reduce GHG emissions associated with energy use, including the Renewable Portfolio Standard and Title 24 of the California Building Code, would reduce anticipated emissions associated with the project. Therefore, the project would be consistent with Policy CO-39 of the Thousand Oaks General Plan, which supports efforts consistent with SB 32.

Because the project, as described above, would not exceed the 3,000 MT of CO_2e per year threshold or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

Table 9 General Plan Consistency for GHG Emissions

Policy	Consistency
Focus Growth Near Destinations & Mobility Options ▪ Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations ▪ Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets ▪ Plan for growth near transit investments and support implementation of first/last mile strategies ▪ Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods ▪ Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations) ▪ Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g., shared parking or smart parking)	**Consistent.** The project site is within 0.5 mile of two bus stops, one on Gainsborough Road and another on North Moorpark Road. The project would improve Conejo Community Park, which is in an already-developed area adjacent to residential areas. Therefore, the project would improve the park amenities available to these nearby residential areas. The project would improve on-site parking and drop-off areas to provide adequate parking areas for park users.
Leverage Technology Innovations ▪ Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space	**Consistent.** The project would provide new electric and low-emitting vehicle spaces.
Support Implementation of Sustainability Policies ▪ Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations ▪ Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space	**Consistent.** The project would improve Conejo Community Park, which is within 0.5 mile of two bus stops: one on Gainsborough Road and another on North Moorpark Road.
Promote a Green Region ▪ Support project implementation that improves community resiliency to climate change and natural hazards ▪ Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration ▪ Promote more resource efficient development focused on conservation, recycling and reclamation ▪ Preserve, enhance, and restore regional wildlife connectivity ▪ Identify ways to improve access to public park space	**Consistent**. The project would improve Conejo Community Park, including improving availability and accessibility to programs held at the park, and improving access to the park through improved parking and drop-off areas. The project would not substantially alter the wildlife connectivity provided by the existing park. The project would plant new trees in the park and replace the current community center building with a newer and more energy efficient, solar-powered, modern building. The project would also provide new electric and low-emitting vehicle spaces. Therefore, the project would support development of a green region.

Source: SCAG 2020

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9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	■	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	☐	■
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	■	☐

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

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The proposed project is a recreational use and would not involve the routine transport, use, or disposal of hazardous materials. Occasional use of small amounts of hazardous materials would occur for cleaning and maintaining park facilities, such as household cleaners, paint, and landscaping products, similar to what is used in the park currently. This would be limited by the CRPD's internal procedural guidance that restricts and guides product use. No routine disposal of hazardous materials is proposed.

Construction activities could use a limited amount of hazardous, flammable substances/oils during heavy equipment operation for site preparation and building construction. However, the transport, use, and storage of hazardous materials during construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Therefore, the project would not create a significant hazard to the public or the environment through a foreseeable upset or accident, or the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

There are no proposed or existing schools within 0.25 miles of the project site. The nearest schools are Redwood Middle School, at 233 West Gainsborough Road, 0.5 mile northwest and Acacia Elementary School, at 55 West Norman Avenue, 0.6 mile to the northeast. The project would therefore not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste at all and not within 0.25 mile of a school. There would be no impact.

NO IMPACT

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

The following databases and listings compiled pursuant to Government Code Section 65962.5 were checked on September 3, 2020, for known hazardous materials contamination at the project site:

- **USEPA**
  - Comprehensive Environmental Response, Compensation, and Liability Information System /Superfund Enterprise Management System/Envirofacts database search
- **State Water Resources Control Board (SWRCB)**
  - GeoTracker search for leaking underground storage tanks and other clean-up sites
- **Department of Toxic Substances Control**
  - Envirostor database for hazardous waste facilities or known contamination sites

- Cortese list of Hazardous Waste and Substances Sites

The USEPA Envirofacts database returned no results for the project site based on data extracted in November 2019 (USEPA 2021). Geotracker indicates that no SWRCB clean-up sites exist on or within 1,000 feet of the project site (SWRCB 2021). Envirostor indicates there are no sites within 1,000 feet and the Cortese list returned negative results for the site as well (Department of Toxic Substances Control 2021). Because there are no hazardous materials sites on or within 1,000 feet of the site, there would be no impact.

NO IMPACT

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

The nearest airport is Camarillo Airport, a Ventura County-owned, public airport approximately 11 miles west of the project site. Therefore, the project site is not located in an airport land use plan area or within 2.0 miles of a public or private airport. The project site is not subject to hazards from these airports and there would be no impact.

NO IMPACT

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

The project would renovate some facilities in the park and demolish and rebuild the community center in the existing park. Development in the park would not restrict access to roadways during construction, as construction workers would park in existing parking lots on the project site. The project would retain existing parking and add a limited number of new parking spaces to the upper parking lot, along with a large turn-around location on the west end of the upper lot to accommodate the turning radius of fire emergency vehicles. When operational, the project would not increase the daily number of cars entering and exiting the park or the neighborhood in which it is situated, compared to existing conditions, to such an extent that traffic congestion that could impede emergency response or evacuation would occur.[5] The project would therefore have a less than significant impact concerning interference with adopted emergency response or evacuation plans.

LESS THAN SIGNIFICANT IMPACT

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

The project site is in a developed part of Thousand Oaks that is interspersed with open space. It is bordered by residential areas, undeveloped open space such as Tarantula Hill, and semi-natural parkland such as the Conejo Valley Botanic Garden. The project site is in a Very High Fire Hazard Severity Zone (FHSZ) for wildland fires, as indicated in the City's Safety Element and on the CAL FIRE FHSZ viewer (City of Thousand Oaks 2014, CAL FIRE 2020b). The City has developed several strategies and actions to respond to extreme wildfires, including recommendations for new construction located within 1.0 mile of a natural area (City of Thousand Oaks 2014). The project site

[5] For further discussion of project trip generation, see Section 17, *Transportation*

and its components would be vulnerable to wildfire threats, being situated near open space and in a Very High FHSZ, and thus impacts would be potentially significant as with development throughout the region. However, all required mitigation discussed fully in Section 20, *Wildfire*, would be included as part of construction and operation. Therefore, impacts would be mitigated, to a less than significant level.

LESS THAN SIGNIFICANT IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	■	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	■	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	■	☐
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	■	☐
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	■	☐
(iv) Impede or redirect flood flows?	☐	☐	■	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	■
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	■	☐

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

Construction

The project site has a channelized creek north of the community center footprint. Some renovation is planned for areas near and over the creek, including the entry drop-off area and the replacement of one or more bridges that cross the creek. Temporary site preparation and grading activities associated with the project may result in soil erosion or other means by which waste may be discharged into the creek. Construction activities could also affect water quality in the event of an accidental fuel or hazardous materials leak or spill. The proposed project would apply best management practices (BMP) and adhere to permitting requirements to avoid potential impacts to water quality.

On-site construction activities would be required to comply with the California State Construction General Permit (Order No. 2009-2009-DWQ, as amended) because project construction would disturb more than one acre of land. Compliance with the California State Construction General Permit would require the creation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP identifies all potential sources of pollution that may be expected to affect the quality of storm water discharge from a project site and provide BMPs to help reduce potential impacts (e.g., pollutant source control, site design to reduce run off, monitoring for spills and leaks, implementing straw waddles, silt fencing, infiltration techniques). The BMPs would include measures that would be implemented to prevent discharge of eroded soils from the construction site and sedimentation of surface waters offsite. The BMPs would also include measures to quickly contain and clean up any minor spills or leaks of fluids from construction equipment.

Compliance with the CGP during construction would reduce water quality and waste discharge impacts from runoff during temporary construction activities and a less than significant impact would occur during construction.

Operation

The proposed project would be designed to meet the requirements of the Ventura County Municipal Stormwater Permit (CAS004002, Order R4-2010-0108) and those of the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (Technical Guidance Manual). The project would be subject to the requirements in the Ventura County MS4 permit. Site-specific BMPs that mitigate stormwater would be designed and built following design requirements in the Ventura County MS4 Permit, which establishes limits for the concentration of contaminants entering the storm drain system for the life of the project. Retention, infiltration, bioretention, and biofiltration mitigation BMPs would be used consistent with requirements outlined in the Ventura County MS4 Permit. The project would be required to implement the stormwater quality mitigation controls specified in the approved design plans required to implement the project. With adherence to these requirements, project operation would result in less than significant impacts to surface or ground water quality.

LESS THAN SIGNIFICANT IMPACT

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

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

The project would occur in a developed park and would retain most of its existing pervious and impervious surfaces, with minor modifications to parking and entrance areas that would change their shapes but not expand them substantially. The project would comply with SWPPP requirements and follow guidelines provided in the County's Technical Guidance Manual, as discussed above. At completion of the project, historical drainage patterns would be retained, and a similar amount of groundwater recharge would occur compared to existing conditions. The project would have a less than significant impact to groundwater supply and recharge.

The City of Thousand Oaks Water Master Plan specifies a long-term supply reliability metric and considers existing and future systems that would conserve water under normal and multiple dry year conditions (City of Thousand Oaks 2018). The CRPD Water Conservation Plan specifies the following for parks in its district (CRPD 2019):

- Installing water conservation devices in existing parks and buildings
- Using drought-tolerant plants, a list of which is included in the CRPD Water Conservation Plan as Exhibit 1
- Using recycled water and groundwater

The project would implement a new community center that would be built to CalGreen specifications, including those that address water conservation in buildings and specify water conserving plumbing fixtures and fittings, food waste disposers, and faucets and wash fountains. New landscaping would be designed to comply with CRPD's design specifications for low-water species. Project design would comply with these specifications and thus would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

The proposed project would not alter the course of any stream or river and would not change existing drainage flows on the project site. The existing on-site drainage pattern is controlled by landscaping and a stormwater retention basin. A channelized creek transects the rough center of the park, emerging at the east end from the park entrance at Hendrix Avenue and continuing west toward the edge of the developed park area, where it continues by means of a pipe into the natural drainages in the western part of the project site and in the Botanic Garden. Project implementation would not alter the course of the creek or add impervious surfaces near it and flood flows would remain the same as under existing conditions.

Stormwater runoff can be contaminated with sediment, pesticides, pathogens, trash, debris, petroleum hydrocarbons, and heavy metals, especially when the source of urban runoff is paved roadways and the runoff is generated by the first storm of the winter season. The project would not increase the volume of pollutants draining into the stormwater system because pervious and impervious surfaces would remain roughly equal to existing conditions. Furthermore, the project would be required to comply with Ventura County's NPDES MS4 permit and recommended BMPs from the Ventura County Technical Guidance Manual. The NPDES program requires stormwater permits for point source discharges and the County's MS4 Permit establishes limits for the concentrations of contaminants entering the storm drain system. Under the MS4 Permit, any project applicant who discharges stormwater runoff from a site is required to pre-treat runoff on site through BMPs such as landscaping and infiltration.

With incorporation of standard MS4 permit requirements during construction and operation, the project site would not discharge polluted stormwater more than County requirements. Impacts to water quality and the project site's drainage pattern would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

Seiches are seismically induced waves that occur in large bodies of water, such as lakes and reservoirs. The project site is far from any large body of water, and therefore, seiches are a not a risk to the project site. A tsunami is a tidal wave produced by offshore seismic activity. The project site is over 16 miles, and on the other side of hills and mountains, from the Pacific Ocean (which is also the closest large body of water), and therefore is not in an area susceptible to tsunamis. There would be no impact.

NO IMPACT

11 Land Use and Planning

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

a. Would the project physically divide an established community?

A significant impact could occur if the proposed project were large enough or otherwise configured in such a way as to create a physical barrier within an established community. The project site is in an existing park in the Public, Quasi-Public, and Institutional Land and Facilities (P-L) Zone. Surrounding uses include residential neighborhoods to the north and east, open space to the south and immediately to the west, and further residential development to the southwest.

The proposed project would replace an existing community center with a new building and improve or enhance other park facilities on a site already developed with a park and facilities. Although there are residential uses near the project site, none of these neighborhoods would be divided by project development. Implementation of the project would not disturb or alter access to any existing adjacent uses. Therefore, the project would have no impact on the physical make-up of an established community.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The project site is owned and operated by the CRPD. According to the CRPD's Master Plan, is not in a specific plan area or a coastal zone; the main documents regulating land use in the city and immediate vicinity are the City's General Plan and Zoning Code.

City of Thousand Oaks General Plan

The City's General Plan is the principal land use document guiding development within the city, which it does by establishing goals and policies that guide growth, land use patterns, and other aspects of city life. The General Plan also includes a Land Use and Circulation map (City of Thousand Oaks 2015). While CRPD is the lead agency for the proposed project, and any goal or policy that requires action on the part of the City is not within the CRPD's power or jurisdiction to carry out, the General Plan, because it serves as a blueprint for achieving shared needs, desires, and aspirations

for all who live and work in Thousand Oaks, is the foundational tool for crafting the quality of life in the city.

The following consistency analysis therefore compares applicable goals and policies in the General Plan with the intent of the proposed project.

Table 10 Project Consistency Analysis with General Plan Goals and Policies

General Plan Goal or Policy	Consistency Analysis
Goal 1: To enhance and preserve the spaciousness and attractiveness of the Conejo Valley	**Consistent**: The proposed project would demolish an existing building and construct a new, attractive building designed to fit in with the natural context.
Goal 7: To provide and maintain a permanent park and recreational system of sufficient size and quality to serve current and future needs, consonant with community expectations	**Consistent:** The proposed project would improve park facilities and expand some amenities within the park.
Goal 9: To provide a high-quality environment, healthful and pleasing to the senses, which values the relationship between maintenance of ecological systems and the people's general welfare.	**Consistent:** The proposed project would retain the existing relationship between the natural open spaces and built recreational environment of the park, expanding facilities in a way that permits easier ADA access and contributes to the quality of the park environment and the public experience of that place.
Recreation, Parks, and Natural Open Space Policy 1: A park/open space system will include existing and future parks, golf courses, and natural open space areas, both in public and private ownership.	**Consistent:** The proposed project would be implemented in an existing public park.
Recreation, Parks, and Natural Open Space Policy 2: The majority of natural open space acreage will be in public ownership.	**Consistent:** The proposed project would be implemented in an existing public park.
Recreation, Parks, and Natural Open Space Policy 3: Neighborhood parks and open spaces should be located within walking distance of residential areas.	**Consistent:** The proposed project will continue to be within walking distance of residential development to the south, east, west, and north.
Recreation, Parks, and Natural Open Space Policy 4: A multi-use system of equestrian biking, and hiking trails should be implemented to provide access between and within open space reserves.	**Consistent:** The proposed project would improve and expand the pedestrian and cycling trails within the park and provide increased connectivity with adjacent hiking trails.
Recreation, Parks, and Natural Open Space Policy 5: Wildlife corridors and sensitive ecological systems within the City's Planning Area should be protected.	**Consistent:** The proposed project would occur in an existing park and would not disturb wildlife and other sensitive ecological systems in the City's Planning Area.
Recreation, Parks, and Natural Open Space Policy 6: A range of cultural, recreational, and historical facilities should exist in a variety of locations within the community.	**Consistent:** The proposed project would improve upon existing facilities in the park that include concerts, education, structured and unstructured exercise, and other amenities to support cultural, recreational, and educational experiences.
Recreation, Parks, and Natural Open Space Policy 7: Existing and future public parks, golf courses, and COSCA lands should be kept free of incompatible private development.	**Consistent:** The proposed project would be implemented in a public park, under the direction of the CRPD, a public agency.

General Plan Goal or Policy	Consistency Analysis
Additional Policies 1 – Historical Preservation: Historical areas, facilities, and natural features must be preserved by a program of legislative controls, tax incentives, direct acquisition by public agencies, and private initiative.	**Consistent:** The proposed project would adhere to requirements to preserve and conserve pre-historic and historic resources, where applicable, as described in Section 5, *Cultural Resources*, and Section 18, *Tribal Cultural Resources* of this Initial Study.
Additional Policies 2 – Aesthetics: As the City ages, it is important to maintain, improve, and enhance the City's aesthetic appearance.	**Consistent:** The proposed project would improve the appearance of the community center and the park which contributes to the visual quality of the neighborhood. Continued maintenance and improvements to park landscaping further add to the visual quality and improve the aesthetic appearance.
Additional Policies 3 – Air Quality: The City shall place high priority on maintaining and improving local and regional air quality.	**Consistent:** The proposed project would not have any significant impact on air quality, as described in Section 3, *Air Quality* of this Initial Study.
Additional Policies 4 – Archaeological: The City shall preserve and protect archaeological resources for future generations and the Conejo Valley's cultural heritage.	**Consistent:** The proposed project would adhere to requirements to preserve and conserve pre-historic and historic cultural resources, where applicable, as described in Section 5, *Cultural Resources*, and Section 18, *Tribal Cultural Resources* of this Initial Study.
Additional Policies 5 – Conservation/Natural Resources: The City shall preserve and protect the unique biodiversity of the City's open spaces and wetlands, including natural arroyos and oak trees.	**Consistent:** The proposed project would adhere to requirements to preserve and conserve open spaces, wetlands, and oak tree groves, as described in Section 4, *Biological Resources* of this Initial Study.
Additional Policies 9 – Design and Environmental Review. Regulatory ordinances should be reviewed for their effect on physical design and the environment with special attention to avoidance of air, water, land and noise pollution and the preservation of the natural environment.	**Consistent:** The proposed project is undergoing environmental review as represented by this report.

Source: City of Thousand Oaks 1997

Conejo Recreation and Park District Master Plan

The CRPD Master Plan provides a broad framework for maintaining the existing recreation network and identifying programming needs for the future. It accounts for trends and projections, growth indicators, recreational interests, and other demographic factors pertinent to the planning process. It then guides the process for determining new or enhanced facilities. The CRPD Master Plan identifies programs that address facilities, programming, and funding, including capital improvements, which would include upgrades and facility replacement projects such as those that would occur under the proposed project.

City of Thousand Oaks Municipal Code and Zoning

The City's General Plan Land Use/Circulation Elements Map designates the site as Existing Parks, Golf Courses, Open Space. The site's zoning designation is Public, Quasi-Public, and Institutional Land and Facilities (P-L). According to Section 9-4.2105 of the TOMC, the P-L zone permits parks with a Design Permit (DP). A zone change is not required for the project, which proposes to replace an existing community center building with a new facility and to enhance or add other park facilities

in a currently developed park. The City would review all planning and building permits as part of the project approval process, including a design permit if it is required.

As demonstrated in Table 10, the project would be consistent with applicable goals and policies of the City's General Plan, and would not conflict with any other land use plan, regulations of agencies with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental impact. The project would result in no impact.

NO IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	■

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

A significant impact would occur if a project site were in an area used or available for extraction of a regionally important mineral resource, or if the project would convert an existing or future regionally important mineral extraction use to another use. An impact could also occur if the project would affect access to a site used or available for regionally important mineral resource extraction.

The proposed project includes demolition of an existing community center building and construction of a new community center building. The project would also renovate existing assessor structures, including the gazebo, amphitheater, and baseball field. Some improvements would be made to parking, picnic facilities, and trails. No significant mineral resources exist in Thousand Oaks, according to the General Plan Conservation Element (City of Thousand Oaks 2013). The State's Mineral Land Classification Map for the area indicates that no significant mineral deposits are present on the project site (California Department of Conservation 1981). The project site is not designated as a locally important mineral resource recovery site in a local general plan, specific plan, or other land use plan. Implementation of the project would not result in loss of availability of known mineral resources or a locally important mineral resource recovery site. No impact would occur.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	■	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	■
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	■	☐

Background

Noise

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (Caltrans 2013).

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz and less sensitive to frequencies around and below 100 Hertz. Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; dividing the energy in half would result in a 3 dB decrease (Crocker 2007).

Human perception of noise has no simple correlation with sound energy. The perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as one source. It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA,

increase or decrease (i.e., twice the sound energy); that a change of 5 dBA is readily perceptible (eight times the sound energy); and that an increase (or decrease) of 10 dBA sounds twice (half) as loud (10.5x the sound energy) (Crocker 2007).

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in level as the distance from the source increases. The way noise reduces with distance depends on factors such as the type of sources (e.g., point or line, the path the sound will travel, site conditions, and obstructions). Noise levels from a point source typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance (e.g., construction, industrial machinery, ventilation units). Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). The propagation of noise is also affected by the intervening ground, known as ground absorption. A hard site, such as a parking lot or smooth body of water, receives no additional ground attenuation and the changes in noise levels with distance (drop-off rate) result from simply the geometric spreading of the source. An additional ground attenuation value of 1.5 dBA per doubling of distance applies to a soft site (e.g., soft dirt, grass, or scattered bushes and trees) (Caltrans 2013). Noise levels may also be reduced by intervening structures; the amount of attenuation provided by this "shielding" depends on the size of the object and the frequencies of the noise levels. Natural terrain features such as hills and dense woods, and man-made features such as buildings and walls, can significantly alter noise levels. Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (Federal Highway Administration [FHWA] 2011). Structures can substantially reduce exposure to noise as well. The FHWA's guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 35 dBA for masonry buildings with closed windows.

The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important factors of project noise impact. Most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. One of the most frequently used noise metrics is the equivalent noise level (L_{eq}); it considers both duration and sound power level. L_{eq} is defined as the single steady A-weighted level equivalent to the same amount of energy as that contained in the actual fluctuating levels over time. Typically, L_{eq} is summed over a one-hour period. L_{max} is the highest root mean squared (RMS) sound pressure level within the sampling period, and L_{min} is the lowest RMS sound pressure level within the measuring period (Crocker 2007).

Noise that occurs at night tends to be more disturbing than that occurring during the day. Community noise is usually measured using Day-Night Average Level (DNL), which is the 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours; it is also measured using Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013). Noise levels described by DNL and CNEL usually differ by about 1 dBA. The relationship between the peak-hour L_{eq} value and the DNL/CNEL depends on the distribution of traffic (which is the predominant noise source in most developed areas) during the day, evening, and night. Quiet suburban areas typically have CNEL noise levels in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 60-plus CNEL range. Normal conversational levels are in the 60 to 65-dBA L_{eq} range; ambient noise levels greater than 65 dBA L_{eq} can interrupt conversations (Federal Transit Administration [FTA] 2018).

Vibration

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of Hz. The frequency of a vibrating object describes how rapidly it oscillates. The normal frequency range of most groundborne vibration that can be felt by the human body starts from a low frequency of less than 1 Hz and goes to a high of about 200 Hz (Crocker 2007).

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (FTA 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. High-frequency vibrations diminish much more rapidly than low frequencies, so low frequencies tend to dominate the spectrum at large distances from the source. Discontinuities in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020). When a building is impacted by vibration, a ground-to-foundation coupling loss will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may actually amplify the vibration level due to structural resonances of the floors and walls.

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020).

Project Noise Setting

The primary noise source in the project area is motor vehicles along local roads and within the community park. To characterize ambient noise levels in the project area, three 15-minute sound level measurements were taken using an Extech 407780A sound level meter between 8:00 a.m. and 9:50 a.m. on November 6, 2020 (refer to Appendix G for sound measurement data). At each location, the sound level meter was placed away from walls and topographic features to avoid reflected noise. Noise Measurement (NM) 1 was taken at Gainsborough Road adjacent to the project site to determine existing noise levels associated with traffic along Gainsborough Road; NM 2 was taken at the baseball field within the project site to determine existing noise levels associated with existing park uses and at neighboring residential backyards; and NM 3 was taken at the Community Center to determine existing noise levels associated with the on-site parking lot and Community Center. See Figure 26 for the locations of sound measurements. Table 11 lists the average ambient noise level (L_{eq}) measured at each of these locations, which ranged from approximately 43 to 66 dBA.

Figure 26 Noise Measurement Locations

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Table 11 Project Site Sound Level Monitoring

Measurement Number	Measurement Location	Sample Time	Approximate Distance to Noise Source	L_{eq}[15] (dBA)[1]
1	Gainsborough Road	8:02 a.m. to 8:17 a.m.	25 feet to Gainsborough Road centerline	66
2	Baseball Field	8:48 a.m. to 9:03 a.m.	150 feet from on-site vehicle circulation; 275 feet from Greenfield Street centerline; 80 feet from nearest residential property line	43
3	Community Center	9:31 a.m. to 9:46 a.m.	20 feet to parking lot centerline	48

See Appendix G for noise monitoring data. See Figure 26 for a map of Noise Measurement Locations.

[1] The equivalent noise level (Leq) is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). For this measurement, the Leq was over a 15-minute period (Leq[15]).

Source: Rincon Consultants, field measurements on November 6, 2020, using Extech 407780A sound level meter, Appendix G.

Regulatory Setting

Thousand Oaks General Plan Noise Element

Chapter 4.6 of the City of Thousand Oaks General Plan Noise Element develops more specific thresholds of significance where the ambient noise is at or above certain levels. Table 12 identifies noise impacts associated with project-related noise level increases.

Table 12 City of Thousand Oaks Stationary Noise Standards

If the annual average noise level with the proposed project, cumulative projects, and General Plan buildout in an area currently used for or designated in the General Plan for a noise-sensitive land use[1] is expected to be:	A significant project or cumulative impact may result if the change in annual average noise levels from existing conditions due to all sources in an area currently used for or designated in the General Plan for a noise-sensitive land use[1] is:	The project alone may be considered to make a substantial contribution to significant cumulative impact if the change in annual average noise level due to the project is:
Less than 55 dBA CNEL	Not significant for any change in noise level	Not significant for any change in noise level
55 – 60 dBA CNEL	Equal to or greater than 3.0 dBA	Equal to or greater than 1.0 dBA
60 – 70 dBA CNEL	Equal to or greater than 1.5 dBA	Equal to or greater than 0.5 dBA
Greater than 70 dBA CNEL	Equal to or greater than 1.0 dBA	Equal to or greater than 0.5 dBA

[1] A noise-sensitive land use is a use for which the lower limit of the noise level considered "normally unacceptable" for development because of noise impact is 70 dBA CNEL or lower. In identifying land use areas, areas which are undevelopable for noise-sensitive uses because of slope, development restriction, easement, etc., or which are used for non-noise-sensitive components of a multiple-use or mixed-use project, should not be considered noise sensitive.

Source: City of Thousand Oaks 2000

Chapter 4.9 of the Noise Element limits construction to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction is permitted on Sunday. No congregation of trucks or construction-related vehicles or construction workers is allowed before 7:00 a.m. at the project site or in the nearby residential areas.

City of Thousand Oaks Municipal Code

Title 5, Chapter 21 of the TOMC has issued standards in regard to noise from radios, television sets and similar devices; powered equipment in residential areas; loud, unnecessary, and unusual noise; noise from emergency activities; and noise from loud parties or assemblages. However, the TOMC does not have quantitative standards for construction or stationary noise sources.

Title 8, Chapter 11 of the TOMC limits the construction of any building or structure, the moving of earth, or the laying of any pavement, including, but not limited to, the making of any excavation, clearing or grading of surface land, and loading or unloading material, equipment, or supplies to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.

Although construction activity is exempt from the noise standards, for purposes of this analysis, the FTA Transit Noise and Vibration Impact Assessment (2018) criteria will be used. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction. For residential uses, the daytime noise threshold is 80 dBA L_{eq} for an 8-hour period.

Vibration

The City of Thousand Oaks does not have defined thresholds for vibration. Therefore, vibration impacts are analyzed using the thresholds from Caltrans' Transportation and Construction Vibration Guidance Manual and the FTA's Transit Noise and Vibration Impact Assessment Manual (Caltrans 2020; FTA 2018). From these documents, the applicable thresholds for the vibration analysis are 0.2 in/sec PPV at residential structures and the human "distinctly perceptible" threshold of 0.24 in/sec PPV.

Sensitive Receivers

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Some land uses are considered more sensitive to ambient noise and ground-borne vibration levels than others. People in residences, hotels, motels, schools, libraries, churches, hospitals, and nursing homes are generally more sensitive to noise than people at commercial and industrial establishments (City of Thousand Oaks 2000). The noise-sensitive receivers nearest to the project site are single-family residences adjacent to the north, northeast, and east of the site.

Methodology

Construction Noise

Construction noise was estimated using the FHWA Roadway Construction Noise Model (RCNM) (FHWA 2006). RCNM predicts construction noise levels for a variety of construction operations based on empirical data and the application of acoustical propagation formulas. Using RCNM, construction noise levels were estimated at noise sensitive receivers near the project site. RCNM provides reference noise levels for standard construction equipment, with an attenuation of 6 dBA per doubling of distance for stationary equipment.

Variation in power imposes additional complexity in characterizing the noise source level from construction equipment. Power variation is accounted for by describing the noise at a reference distance from the equipment operating at full power and adjusting it based on the duty cycle of the activity to determine the L_{eq} of the operation (FTA 2018). Each phase of construction has a specific equipment mix, depending on the work to be accomplished during that phase. Each phase also has its own noise characteristics; some have higher continuous noise levels than others and some have high-impact noise levels. However, is it generally accepted that the loudest noise levels associated with construction are a result of a few of the loudest pieces of equipment on a construction site.

Construction activity would result in temporary noise in the project site vicinity, exposing surrounding sensitive receivers to increased noise levels. Construction noise would typically be higher during the heavier periods of initial construction (e.g., site preparation and grading) and would be lower during the later construction phases (e.g., building construction and paving). Typical heavy construction equipment during project grading could include dozers, excavators, loaders, and dump trucks. It is assumed that diesel engines would power all construction equipment. Construction equipment would not all operate at the same time or location. In addition, construction equipment would not be in constant use during each workday.

Over the course of a typical day during grading, construction equipment would be located as close as 55 feet from the adjacent properties along the project site's northern boundary and the nearest residential properties to the east. Due to the irregular shape of the site and location of proposed improvements, the average distance from the center of grading activities would be 250 feet. However, construction activities may occur at average daily distances of 100 feet to residences. Therefore, it is conservatively assumed for the noise analysis that over the course of a typical construction day the construction equipment would operate at an average distance of 100 feet from the nearest property lines with noise sensitive land uses.

The grading equipment would be constantly moving soil from one portion of the site to other portions of the site to balance and level the site. The grading activities would generate the greatest noise levels of the identified activities with a noise level of 76 dBA L_{max} at 100 feet. Given the fluctuations in power, this results in a maximum hourly noise level of approximately 75 dBA L_{eq} at 100 feet (RCNM calculations are included in Appendix G).

Similar size cranes and backhoes/loaders used in the grading process would trench the foundations and utilities for the new community center building, followed by concrete trucks to pour the foundations. However, these would be at a slightly smaller distance due to the location of the community center. Following the setting of the foundations it is anticipated only deliveries and minor equipment (e.g., forklifts, man-lifts, and flatbeds with mounted cranes) would be used during building construction. A concrete truck would also be used during the final paving phase. To be conservative, these other activities are assumed to generate noise levels on the same order as grading and excavation, 75 dBA L_{eq} at 100 feet.

Vibration

The project does not include any substantial vibration sources associated with operation. Thus, construction activities have the greatest potential to generate ground-borne vibration affecting nearby receivers, especially during grading and excavation of the project site. Neither blasting nor pile driving would be required for construction of the project. Construction vibration estimates are based on vibration levels reported by Caltrans and the FTA (Caltrans 2020, FTA 2018). Table 13 shows typical vibration levels for various pieces of construction equipment used in the assessment of construction vibration.

Table 13 Vibration Levels Measured during Construction Activities

Equipment	PPV at 25 feet (in/sec)
Vibratory Roller	0.210
Large Bulldozer	0.089
Loaded Trucks	0.076
Small Bulldozer	0.003

Source: FTA 2018

Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors; therefore, the vibration level threshold is assessed at occupied structures (FTA 2018). Therefore, all vibration impacts are assessed at the structure of an affected property.

Operational Noise

The site currently generates operational noise from events such as exercise classes, community center rentals, school dances, fairs, cultural events such as concerts, weddings, outdoor movies, and food truck events. The project would accommodate the following increases in the frequency of on-site events:

- 25 to 30 exercise classes and other routine community center rentals per week, an increase from the existing 20 events per week
- 15 to 20 school dances, fairs, and cultural events such as concerts per year, an increase from the existing 12 to 15 events per year
- 12 to 15 weddings (including rehearsals and receptions) per year, an increase from the existing 8 to 10 events per year
- 1 to 2 outdoor movies per year, an increase from no existing events per year
- 2 to 5 food truck events (associated with other proposed events) per year, an increase from no existing food truck events (existing number of annual food truck events is unknown and assumed to be zero)

The site also generates operational noise from preschool activities, youth camps, community club meetings, large business conferences, and small corporate retreats; the project would not increase the frequency of these events. The maximum number of attendees at events at the project site is estimated at 6,000 people for concerts, and fewer for other events, such as weddings. The number of attendees at each event type is not anticipated to increase from existing levels.

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Construction

Construction would occur during the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday, consistent with Chapter 4.9 of the Thousand Oaks General Plan Noise Element and Title 8, Chapter 11 of the TOMC. Therefore, construction noise would be consistent with City standards.

The construction noise level threshold for the purposes of this analysis is the FTA's daytime residential construction noise threshold of 80 dBA L_{eq} (8-hour), as the City does not specify quantitative construction noise limits. At a distance of 100 feet, assuming an acoustically hard site, the estimated typical construction noise levels of 75 dBA L_{eq} (8-hour) at 100 feet would be below the FTA daytime residential construction noise threshold of 80 dBA L_{eq} (8-hour) for construction. Therefore, impacts from construction noise would be less than significant.

Operation

While on-site events would be accommodated at slightly greater frequencies than currently occur at the project site, the noise levels generated by these events would not be greater than the noise levels experienced from existing events since the events are not increasing in size nor are new types of events being introduced. Maintenance activities (e.g., landscape maintenance and waste hauling), conversations, loading activities, and general parking lot noise may increase in frequency, but would not increase in absolute noise levels as a result of the project as the events would be similar in size.

The proposed community center building includes seven rooftop HVAC units; the nearest unit to the adjacent residences would be located approximately 140 feet away. The existing community center does not use rooftop HVAC equipment; therefore, this would be a new source of noise. Based on the manufacturer's specifications for the proposed HVAC equipment (Appendix G), the proposed HVAC equipment, should all seven units be operating at once, would result in noise levels of 62 dBA L_{eq} at the nearest receiver, which is not considered to be a significant increase in noise per the City of Thousand Oaks General Plan Noise Element stationary noise standards (refer to Table 12) because the existing ambient noise level in this area is less than 55 dBA CNEL. This change in noise level would therefore not be significant.

Traffic Noise

Primary noise generation from the project that could affect sensitive receivers would be from vehicular traffic on area roadways near sensitive receivers. For a barely perceptible noise increase of at least 3 dBA to occur, the project would need to result in a doubling of traffic on the affected road segment.

Because the project would result in similar sized programming as currently occurs on the project site, the increase in daily traffic would be negligible. Daily traffic on local roadways would not double because of the project[6]. Additionally, although large events like concerts and weddings would occur more frequently, the number and timing of vehicle trips would be similar to current large events that occur at the park and noise associated with each individual event would not increase. Therefore, project traffic noise impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

Construction activities known to generate excessive ground-borne vibration, such as pile driving, would not be conducted by the project. The greatest anticipated source of vibration during general project construction activities would be from a bulldozer, which would be used during grading

[6] For further discussion of traffic generated by the proposed project, see Section 17, *Transportation*.

activities and may be used within 25 feet of the nearest off-site structure (residences to the north of the project site). During grading a bulldozer would create approximately 0.089 in/sec PPV at a distance of 25 feet (Caltrans 2020). This vibration level is lower than the threshold for vibration to be "distinctly perceptible" to humans of 0.24 in/sec PPV, and construction vibration would only occur during the daytime hours, when sleep disturbance is least likely

Other general construction activities, such as paving and building construction activities are anticipated to be at greater distances and would generate lower vibration levels at these distances. As vibration levels from intermittent activities at the boundary would be less than 0.24 in/sec PPV and other longer-term construction activities would by less than 0.035 in/sec PPV, temporary impacts associated with construction would be less than significant.

Operation of the project would not include any substantial vibration sources. Therefore, operational vibration impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The Camarillo Airport is the nearest public airport, located approximately 11 miles to the west of the project site. The project site is not located within the airport influence area or noise contour boundaries of this airport (Ventura County Airport Land Use Commission 2000). Therefore, construction workers, users, or employees of the project would not experience substantial noise exposure from airport noise, and no impact would occur.

NO IMPACT

14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	■
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

A significant impact may occur if a project were to induce substantial, unplanned population growth in an area, either directly or indirectly. According to the Census Bureau, in July 2019 the population of Thousand Oaks was 127,610 (California Department of Finance 2020). SCAG estimates a population increase to 131,700 by 2040 (SCAG 2016).

The proposed project would replace an existing community center, improve existing facilities (e.g., baseball fields, trails, and picnic areas), and add new trees and parking. The proposed project does not include construction of any new residences or businesses and is intended for use by the existing population. Project implementation would not introduce population growth nor would it increase the number of businesses in Thousand Oaks, resulting in indirect growth. The project would not, therefore, cause substantial, unplanned population growth in an area, either directly or indirectly and there would be no impact.

NO IMPACT

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

A significant impact would occur if a project were to result in the displacement of existing housing units or people, necessitating construction of replacement housing elsewhere. The existing park facilities contain no residences, nor do they house people. Implementation of the project would not, therefore, displace persons or remove residential units that would necessitate the construction of additional housing elsewhere. There would be no impact.

NO IMPACT

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15 Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	1 Fire protection?	☐	☐	☐	■
	2 Police protection?	☐	☐	☐	■
	3 Schools?	☐	☐	☐	■
	4 Parks?	☐	☐	☐	■
	5 Other public facilities?	☐	☐	☐	■

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

A project would normally have a significant impact on fire protection if its implementation made necessary the construction of a new fire station or the expansion, consolidation, or relocation of an existing facility to maintain service, the construction of which would cause significant environmental impacts. The Ventura County Fire Protection District (VCFPD) provides fire prevention and suppression services to Thousand Oaks (City of Thousand Oaks 2014).

VCFPD operates eight stations in the Conejo Valley, situated so that all developed areas are within two miles of a station. In Thousand Oaks, Ventura County Fire Station 30 is 1.7 miles west of the project site and Ventura County Fire Station 35 is approximately 4 miles northwest of the project site. Stations in Moorpark and Camarillo can also be called upon for reinforcements. Furthermore, all available equipment and manpower can be called upon in the event of a larger incident.

The proposed project would replace an existing community center, improve existing facilities (e.g., baseball fields, trails, and picnic areas), and add new trees and parking. It would not increase the population of, or the number of people employed in, Thousand Oaks. Implementation of the project

would not create a need for increased fire prevention or suppression services that would involve constructing a new fire station.

The project site is in a Very High FHSZ, according to the General Plan Safety Element (City of Thousand Oaks 2014). The City is thus subject to the fire protection standards established by Ventura County and the City, which include defensible space, fire resistant landscaping that is maintained, fire-retardant roofing, and other fire-resistive construction. The project would be constructed in accordance with these stipulations and thus would not create an increased fire hazard on the project site over existing conditions. Furthermore, the existing fire safety infrastructure would continue to serve the project site after project implementation and thus existing fire protection services would be sufficient to serve the needs of the new facility. Because project implementation would not increase the number of people who live in Thousand Oaks nor increase fire hazards beyond those under existing conditions, it would not require new fire station facilities. There would be no impact.

NO IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The project would have a significant impact if it were to require new or expanded police station facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for police protection.

The City of Thousand Oaks contracts with the Ventura County Sheriff's Office for police services. The East County Police Services and the Thousand Oaks Police Department share a facility in the northeastern part of the city (Ventura County Sheriff's Office 2020). The Thousand Oaks Police Resource Center is 3.7 miles northwest of the project site, and the Thousand Oaks Police Department main station is 5.8 miles northeast of the project site. Police units are, however, more often mobile and dispatch in response to emergency calls from wherever they are situated, rather than from the police station. The distance between the facility and the location of the emergency therefore does not usually determine response times. Instead, response times correlate more closely with the number of police officers on the street.

Construction Phase

Construction sites can experience vandalism, but because project construction would be temporary and the project site is visible within the larger, 38.4-acre park, new or expanded police facilities would not be needed to serve the site or to maintain service response times. The site would be monitored during routine patrols and there would be no impact during construction.

Operation Phase

The project would replace an existing community center building with a new building and would expand or install new park facilities, such as picnic areas, an amphitheater, and new park trails and enhanced lawns. As the project would not introduce new residents and would not substantially expand programming at the community center, it would not result in a substantial increase in police services required to serve the park over existing conditions. No new or physically altered police

facilities would be needed to maintain performance objectives and there would be no impact during operation.

NO IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

A significant impact could occur if a project were to include substantial employment or population growth that could generate a demand for school facilities. The project would occur in an existing park, replacing and enhancing existing facilities. It would not introduce new residential population and associated school-aged children. As the project would not generate additional students, it would not generate a demand for school capacity beyond what currently exists within the Conjeo Valley Unified School District. Project implementation would not result in a need for new or improved facilities that would create a physical impact on the environment. There would be impact

NO IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

A significant impact could occur if the recreation and park services available could not accommodate a project-related population increase and the proposed project would result in the need to construct new facilities that would create significant environmental impacts. The project is a park project the environmental impacts of which are discussed throughout this document, and addressed through mitigation, where appropriate. Impacts would be less than significant with mitigation.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Project implementation would not increase population, directly or indirectly, and demand on existing public facilities and services (such as libraries) would not be added. There would be no impact to these public facilities or to service ratios, response times, or other performance objectives associated with them

NO IMPACT

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16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	■

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

A substantial impact could occur if a project includes substantial employment or population growth, which would increase the use of the existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. The CRPD was established in 1962 to create local parks and recreation programs for the growing population of the Conejo Valley, even before Thousand Oaks was incorporated as a city. In 2011, CRPD updated its Conejo Recreation and Park District Master Plan, which includes programs to maintain existing facilities and develop new ones as the need arises (CRPD 2011).

According to the CRPD Master Plan, the Conejo Community Center offers quality recreation leisure programs to the community and is home to the Outdoor Unit of the Recreation Division. The Center provides the surrounding neighborhoods with a wide range of recreational programs serving small children through seniors. CRPD also organizes several large special events throughout the year. CRPD maintains 29 neighborhood parks, five sports playfields, five community parks, and one district-wide park, along with formal facilities with a variety of recreational amenities. It conducts over 2,500 organized recreation and leisure programs each year (as of 2010) (CRPD 2011). Finally, CRPD and the City of Thousand Oaks cooperatively manage over 15,000 acres of open space, along with the National Park Service, the Mountains Recreation and Conservation Authority, and other organizations.

The City currently has approximately 378.8 acres of developed park facilities. The current estimated population in Thousand Oaks is 127,610, resulting in approximately 2.97 acres per 1,000 residents. This number is below the CRPD standard of 10 acres per 1,000 residents. The proposed project involves replacing the existing 6,995-sf community center with an upgraded, 16,653-sf facility. The new community center would be built on roughly the same footprint as the old building, adding square footage by means of increased height. The project would expand or enhance amenities within Conejo Community Park, including pedestrian trails, picnic area, and the baseball field. The project would also implement additional or enhanced parking facilities that would facilitate ADA access while preserving existing, mature trees. The purpose of the project is to reinvigorate

community resources in Conejo Community Park, and to enhance the park's character through attractive architectural and landscape features that make the park functional for adjacent neighborhoods and others seeking recreation opportunities in the city (see Appendix A for detailed project vision and purpose statements). Although the Community Center will expand in square footage, increased visitors are not anticipated as programming will remain the same as for the existing facility. Furthermore, renovated and enhanced features throughout the rest of the park will improve its existing condition. As discussed in Section 14, *Population and Housing*, the proposed project would not add residential or commercial uses that would increase population or employment opportunities that could result in increased use of existing recreational facilities on or near the project site. Therefore, the project would create no impacts related to the increased use and subsequent deterioration of recreational facilities.

NO IMPACT

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Environmental effects evaluated in this IS-MND indicate that potential project-related impacts are either less than significant or less than significant with mitigation incorporated. With the integration of these mitigation measures into project design, all potentially significant impacts would be reduced to a less than significant level.

The proposed project is itself a recreational facility and would not require the construction or expansion of other recreational facilities that may have adverse physical effects. There would be no impact.

NO IMPACT

17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	■
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☐	■
d. Result in inadequate emergency access?	☐	☐	☐	■

California Senate Bill 743 was adopted in 2013, replacing automobile level of service metrics with VMT as the standard for determining impacts under CEQA. VMT is a measure of the amount and distance of travel over a given time, based on type of land use. In 2018, The State Office of Planning and Research issued guidance stating that the appropriate metric to evaluate projects like the one proposed herein is net change in VMT, and the threshold of significance is increase in total VMT.

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

The project involves the renovation of park facilities and construction of a new community center in an already developed park in Thousand Oaks, California. The project will retain the existing 168 parking spaces and expand ADA parking in the lower (east) lot, near the community center. The Traffic Assessment Memorandum for the project (Appendix H) indicates that the daily trip generation VMT would increase from 200 under current conditions to 480 under the proposed project, as presented in Table 14.

There are two transit stops within 0.5 mile of the project site, one on Gainsborough Road and one on North Moorpark Road, but implementation of the project would not interfere with transit facilities or programs. The City of Thousand Oaks Bicycle Facilities Master Plan (2010) includes policies that encourage bicycle travel and expand bicycling networks throughout the city. The project would occur in an existing park and would not make any alterations to roadways or bicycle facilities in the City. Pedestrian trails would be improved within the park and would be designed to increase connectivity with adjacent trails. The project would have no impact in terms of conflicting with existing programs, plans, ordinances, or polices that address circulation of all types.

NO IMPACT

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

Section 15064.3 was added to the State CEQA Guidelines with specific considerations for evaluating a project's transportation impacts. Section 15064.3(b) establishes VMT as the most appropriate measure of transportation impacts, shifting away from the use of level-of-service (LOS) analysis. The Traffic Assessment Memorandum (Appendix H) discusses VMT for the project as follows.

The Ventura County Transportation Commission county-wide travel demand model established VMT baselines for the region and was applied here as the best available resource to calculate project implementation effect on region VMT. The base year in the model is 2012 and the forecast year is 2040. To evaluate the project's impact on VMT, the model was modified to include the proposed project under the base year 2012 model scenario in the traffic analysis zone where the project is situated. Since the project redevelops an existing park, land uses in the modeling software were modified to account for the building space added and the recreational space subtracted.

Ventura County calculated a baseline for the region at 7,500,249 VMT. This analysis uses the entire five-county region represented in the model to determine baseline VMT and net change in VMT Based on the VMT assessment, using the Ventura County travel demand mode, the larger building provides closer destination option for more people. The results in minor regional VMT reductions from the redistribution of traffic. Table 14 shows the estimated VMT under current conditions and with the project.

Table 14 Net Change in Total VMT with Project

Use	Total VMT
Baseline Model – Wide	446,549,440
Baseline with Project	446,406,412
Net Change	**(143,028)**

Source: Appendix H

The modeling found that baseline conditions county-wide were 446,549,440 VMT and with the project they would be 446,406,412 VMT, a net change of 143,028 VMT less than under existing conditions. This reduction in VMT results from the fact that the larger community center building creates closer destination options that result in a minor regional VMT reduction from the redistribution of traffic. This may be considered a beneficial impact on VMT. Thus, the proposed project would have no impact related to any potential inconsistency with CEQA Guidelines Section 1506.3(b).

NO IMPACT

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

d. Would the project result in inadequate emergency access?

The project does not have any hazardous design features such as sharp curves or dangerous intersections. The project is compatible with surrounding uses. The existing site access points will remain in place under the proposed project and no limitations to emergency access will occur.

Furthermore, the project will create expanded areas at the entrance and in the lower parking lot to accommodate the turning radius of fire emergency vehicles, having a beneficial impact. Overall, the project will have no impact related to these issue areas.

NO IMPACT

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	■	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	■	☐	☐

Assembly Bill 52

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k)
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

On the behalf of the CRPD, Rincon electronically sent AB 52 consultation letters on January 27, 2021, to seven NAHC-listed California Native American tribal contacts that requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated. The letters (shown in Appendix J) included project information, a project location map and tribal contact information. The Native American contacts provided with an AB 52 consultation letter email where a valid email address was available, and via certified mail where one was not available. These include the following list of recipients:

- Yak tityu tityu yak tilhini – Northern Chumash Tribe
- Santa Ynez Band of Chumash Indians
- San Luis Obispo County Chumash Council
- Norther Chumash Tribal Council
- Coastal Band of the Chumash Nation
- Chumash Council of Bakersfield
- Barbareño/Ventureño Band of Mission Indians

Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation. As of April 2, 2021, two responses were received from the tribes contacted, neither of which requested consultation regarding the proposed project.

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?*

b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1?*

Although no tribal cultural resources are expected to be present on the site, the possibility of encountering undisturbed subsurface tribal cultural resources cannot be ruled out. Excavation on the project site could result in adverse effects to unanticipated tribal cultural resources. However, impacts from the unanticipated discovery of tribal cultural resources during construction would be less than significant with implementation of Mitigation Measure TCR-1, Mitigation Measure CUL-1 and Mitigation Measure CUL-2 (see Section 5, *Cultural Resources*).

Mitigation Measure

The following mitigation measure would reduce potential impacts related to disrupting tribal cultural resources to a less than significant level.

TCR-1 Unanticipated Discovery of Tribal Cultural Resources

In the event that cultural resources of Native American origin are identified during construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If CRPD determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	■	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	■	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	■	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	■	☐

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

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

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

A significant impact may occur if the project would:

- Discharge wastewater, whose content exceeds the regulatory limits established by the governing agency
- Increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded
- Increase wastewater flows such that a sewer or treatment plant is constrained or would become constrained

Water

Governor Brown signed into law SB 606 and AB 1668, ushering in a new era of state oversight of water use. These bills were necessitated by the severity of the recent drought and the growing evidence that California is becoming hotter, precipitation is becoming more erratic, and California will need to be prepared for multi-year or even decade-long droughts.

Four water purveyors serve Thousand Oaks. Based on the maps for water service areas in the City, the project site is served by the Westlake Service District of the California Water Service Company (Cal Water) (City of Thousand Oaks 2009). Cal Water's Westlake District was formed in 1983 with the purchase of the Westlake Water Company. Cal Water purchases imported surface water from the Metropolitan Water District of Southern California through Calleguas Municipal Water District. The company's system includes 105 miles of pipeline, six storage tanks, and 23 booster pumps (Cal Water 2021). Cal Water proactively maintain and upgrade their facilities to ensure a reliable, high-quality supply.

According to the City of Thousand Oak's 2018 Water Master Plan, water deliveries in the City's service area totaled 8,900 AFY in the 2015-2016 water year, a 30 percent decrease over previous years that can be attributed to aggressive water conservation efforts (City of Thousand Oaks 2018). By 2040, the City anticipates this demand to increase to 11,646 AFY. The project is expected to require 2.65 AFY for indoor use and 2.03 AFY for outdoor use, or 4.68 AFY total. This represents a projected increase of 2.46 AFY over existing conditions (see Appendix C for the CalEEMod modeling results). This increase in demand that would fit well within the City's total projected demand increase of 2,746 AFY by 2040. The project facilities will install water conserving features according to CalGreen building requirements. Even though CRPD is a separate agency from the City and is not required to conform to City of Thousand Oaks General Plan policies that call for actions on the part of the City, the project should follow the City's Conservation Element guidelines for water-wise landscaping, and work to meet CRPD goals to reduce water use, by implementing the following where possible:

- Conserve water and favor California native [plants] as well as drought-tolerant landscaping from Board-approved landscape palette
- Support water saving practices by installing water saving irrigation and landscape improvements when replacing park outdoor features (CRPD 2018)

Because the project would project not require or result in the relocation or construction of new or expanded water facilities and sufficient water supplies would be available to serve the project, impacts would be less than significant.

Wastewater

The City of Thousand Oaks serves and would continue to serve the project site for wastewater disposal and treatment. The City treats wastewater at the Hill Canyon Wastewater Treatment Plant, which has the capacity to treat 14 million gallons per day (mgd) of wastewater and currently treats a daily average of 8 mgd from domestic, commercial, and industrial customers (City of Thousand Oaks 2021b). CRPD employees at the project site would remain the same under project operation as under existing conditions, and park users would not substantially increase because improved facilities would still serve roughly the same number of expected users. Therefore, wastewater production is expected to remain roughly the same as under existing conditions, and project implementation would not result in a substantial increase in wastewater or exceed the treatment capacity of the Hill Canyon treatment plant. Furthermore, this treatment plant treats wastewater to an advanced tertiary level and is subject to an NPDES permit. It therefore meets the requirements of the Regional Water Quality Control Board (RWQCB). Finally, HCTP effluent is recycled for agricultural irrigation and local landscaping projects, potentially including projects at Conejo Community Park. Because the project would not discharge wastewater whose content exceed the regulatory limits established by the RWQCB, impacts would be less than significant.

Stormwater Drainage

A significant impact may occur if the volume of stormwater runoff would increase to a level exceeding the capacity of the storm drain system serving the project site, resulting in the construction of new stormwater drainage facilities. As discussed in Section 10, *Hydrology and Water Quality*, under the proposed project stormwater drainage patterns would remain the same or be improved compared to existing conditions. Stormwater drainage during construction would be treated according to requirements of the NPDES permit, during which maintenance/repair of BMPs would ensure they remained effective to prevent runoff and siltation. Furthermore, the project would not introduce increased impervious surfaces that would result in increased stormwater runoff. Therefore, the project would not exceed the applicable wastewater treatment requirements, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

A significant impact may occur if the project would increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste or if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Assembly Bill 969 requires all jurisdictions in California to increase their landfill diversion to 50 percent by year 2000. In addition, AB 341 sets a new statewide goal of achieving 75 percent landfill diversion by 2020.

In 2019, the City of Thousand Oak's yearly landfill total of 109,131 tons was diverted to multiple landfills in the area. Based on CalEEMod waste generation rates (see Appendix C) the proposed project would produce approximately 15.48 tons of waste per year. This would create an

unsubstantial .014 percent increase over the City's 2019 total waste generation. This slight increase would be a less than significant impact.

In compliance with CalGreen, demolition and new construction of permitted structures and/or additions or alterations to buildings is required to divert a minimum of 75 percent of construction and demolition waste from landfill disposal through recycling or reuse. The project would adhere to these requirements, and impacts would be less than significant to solid waste generation and disposal.

LESS THAN SIGNIFICANT IMPACT

20 Wildfire

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

a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project site is developed with a recreational use, including outdoor recreation areas, a community center with offices, a preschool, and multipurpose activity rooms. The project site is in a suburban area of Thousand Oaks that includes residential development and intermittent oak woodland open space. The project site in not in a State Responsibility Area, as defined by the California Department of Forestry and Fire Protection (CAL FIRE), but it is in a Local Responsibility Area (LRA), which speaks to the way fire protection is funded in a given area (CAL FIRE 2020a). The project site is in a Very High Fire Hazard Severity Zone (FHSZ) for wildland fires, as indicated in the City's Safety Element and on the CAL FIRE FHSZ viewer (City of Thousand Oaks 2014, CAL FIRE 2020b). While FHSZs do not predict when or where a wildfire will occur, they do identify areas where wildfire hazards could be more severe, and therefore of greater concern. The Ventura County Hazard Mitigation Plan notes that wildfires are a common occurrence in the county, including in Thousand Oaks, and that recent wildfire events have burned many thousands of acres, destroying

buildings and structures and injuring or killing people (Ventura County 2010). Finally, because Thousand Oaks and the project site are located in the urban-wildland interface, where developed areas are situated adjacent to open space areas that have potential sources of fuel for a fire, the project site is vulnerable to future wildfire risk. Despite the eventuality of wildfire events, impacts are mitigated to the extent feasible through the imposition of construction standards and operational requirements, such as brush clearance, designed to prevent damage and injury to the extent possible. The project would be constructed to the latest California fire code standards, which are updated yearly, and in compliance with all City ordinances concerning fire protection. Landscaping would be maintained in compliance with the Fire Code and TOMC requirements, including brush clearance and other safety measures.

Finally, the project would be implemented in an existing park where a community center is in place and would not introduce new obstructions to or interfere with current emergency response or evacuation plans. The project includes increased parking on the site, but as the site continues to be served by egress points on Hendrix Drive and Jeaunine Drive, both of which connect to Lynn Road by way of Gainsborough Road, access to evacuation routes in an emergency response would remain in place and the project would not impair an evacuation plan for the area. While the project site and its components would be vulnerable to wildfire threats, being situated near open space and in a very high FHSZ, all required mitigation would be included as part of construction and operation. Therefore, impacts would be mitigated to a less than significant level.

LESS THAN SIGNIFICANT IMPACT

b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The project could have a significant impact if, due to slope, prevailing winds, and other factors the project would exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. The project site is on relatively level ground with a slight rise in elevation in the area to the south/southwest.

The proposed updated community center building would meet all the latest fire code requirements to receive the required permits to proceed with project construction. The 50 percent design Architectural Set indicate that project designs comply with these requirements (See Appendix A). The project would also be required to implement and follow the following fire safe practices, in compliance with the City of Thousand Oaks Safety Element by the time of the final design and before project approvals would be issued:

- Use fire resistant landscaping. Fire resistant plants are those with low growth habit (generally less than 18 inches in height), low fuel volume, and high moisture content. Such plants offer far less fuel than upright woody shrubs.
- Irrigate and maintain landscaping. A fire-resistant plant will lose this quality if allowed to dry out. Maintenance ensures the effectiveness of the fire-resistant landscape by retaining proper spacing between plants and removing dead/dry vegetation.
- Have a fire-retardant roof. Wood shake roofs provide fuel for an advancing fire. Class A roofs provide the most protection. These include clay tile, concrete tile, fibrous cement shake, metal tile, and fiberglass composition shingles (City of Thousand Oaks 2014).

Existing VCFPD fire stations would service the project site, as discussed in Section 15, *Public Services*. VCFPD Station 30 is 1.7 miles from the project site and Station 35 is approximately 4 miles west of the project site. Stations in Moorpark and Camarillo can also be called upon for reinforcements. The VCFPD also has mutual aid agreements with other counties and cities, as described in the countywide Hazard Mitigation Plan (Ventura County 2010). Because the project site has none of the specified wildfire-exacerbating characteristics, will comply with the fire code, and is close to several VCFPD stations, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The project could have a significant impact if it would require the installation of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. Project implementation would enhance recreational amenities in an existing park and would include the demolition an existing community center and construction of a replacement building in the same section of the park. The site would be served by existing roads, emergency water sources, power lines, and utilities. While minor utility trenching may occur to assure adequate service to the new building, no extensions beyond the park into areas of wildfire concern would occur. Therefore, the project would not result in the installation of associated infrastructure that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. The project would have no impact.

NO IMPACT

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The project could have a significant impact if it would expose people or structures to significant risks, including downslope or downstream flooding or landslides that result from runoff, post-fire slope instability, or drainage changes. Brush fires are common in this area and are usually caused by a combination of factors including vegetation, climate, and people. Loss of vegetative cover during fires can result in secondary erosional impacts when a sloped area burns, because when a fire with intense heat take place a chemical reaction in the soil occurs that makes it less porous. As the rains of winter come, rainwater runs off and causes mudslides and mudflows. Properties not affected directly by the fire may be damaged or destroyed by the effects of increased runoff due to brush fire. Nearby hillsides could burn and be subject to such effects.

The project site is currently developed with recreational uses that will be enhanced or redeveloped under the proposed project. It will not introduce any new uses or activities expected to increase the project site's susceptibility to downslope landslide or flooding due to slope instability or changes in drainage. Furthermore, the slightly sloped area south of the project site is sparsely vegetated and separated from the project site by a heavy row of oak trees. The parking lot also stands between the

sloped area and the areas of the project site where people would gather. The risk of landslide is minimal to none. There would be a less than significant impact.

LESS THAN SIGNIFICANT IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	■	☐	☐
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	■	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	■	☐

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

The project would improve an existing recreational use in Thousand Oaks, California. Section 4, Biological Resources, discusses the potential for SSC to occur on the project site, although the analysis finds their occurrence unlikely as there have been no recently documented occurrences and no individuals were observed during surveys. Nonetheless, pre-construction and nesting bird surveys (Mitigation Measures BIO-1 and BIO-2, respectively) are recommended to ensure individuals are not harmed by construction activities. Construction of the park would not substantially reduce habitat or populations of plants or animals, especially endangered species. The project does not

include habitat for fish and would not substantially reduce habitat for wildlife. An Arborist report was completed for this project and is provided as Appendix E, and mitigation measures recommend that a jurisdictional delineation is performed if work is done in any of the mapped potential jurisdictional features (see Figure 23 and Figure 24). Project implementation would not cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. While some trees would be removed near the community center, construction of the park would not reduce habitat or populations of plants or animals, especially endangered species. Protected oak trees and California sycamore trees could be removed during project implementation. Mitigation Measure BIO-5 requires removed tree permits to be acquired which could stipulate that trees be replaced at a minimum 1:1 ratio, reducing impacts to a less than significant level.

As described in the Phase I Cultural Assessment (Appendix F), project implementation would not eliminate important examples of major periods in architectural history. Cultural resources are not expected to be discovered on the site but if they are, Mitigation Measure CUL-1, Mitigation Measure CUL-2, and Mitigation Measure TCR-1 are provided to reduce impacts to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

As concluded in Sections 1 through 20, the project would have no impact, less than significant impact, or less than significant impact with mitigation incorporated, with respect to all environmental issues considered in this document. Cumulative impacts related to several resources areas have been addressed in the individual resource sections of this IS-MND, including air quality, GHG emissions, noise, and transportation (see CEQA Guidelines Section 15064(h)(3)). As discussed in Section 3, Air Quality, and in Section 8, Greenhouse Gas Emissions, the proposed project would result in less than significant impacts associated with air quality and GHG emissions during project construction and operation. This impact analysis in these sections use thresholds that already account for cumulative (regional impacts). Therefore, air quality and GHG emissions associated with operation and construction would be less than significant and would not be cumulatively considerable.

As discussed in Section 13, Noise, the proposed project would not generate significant construction noise impacts because construction would occur during the hours of 7:00 a.m. to 7:00 p.m., consistent with the TOMC (Sections 5-507 et seq.). The noise and traffic analyses in this IS-MND both considered increases in traffic and traffic noise under Existing plus Project conditions and contribution to VMT and concluded that impacts would be less than significant and would not add to cumulatively significant impacts.

This IS-MND determined that, for some of the other resource areas (e.g., agriculture, mineral), the proposed project would have no impact compared to existing conditions. Therefore, the project would not contribute to cumulative impacts related to these issues. Other issues (e.g., biological resources, cultural resources, geology, hazards and hazardous materials, and tribal cultural resources) are by their nature project-specific and impacts at one location do not add to impacts at

other locations or create additive impacts. As such, cumulative impacts would be less than significant (not cumulatively considerable).

LESS THAN SIGNIFICANT IMPACT

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

The project would develop a community park for recreational use by residents and visitors in the surrounding area. After mitigation, there would be no substantial projects resulting from project implementation. Therefore, the project would have a less than significant impact from adverse effects on human beings.

LESS THAN SIGNIFICANT IMPACT

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