

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project Response Plan

State Clearinghouse Number: 2021120559

Project Location: 325-391 Hampshire Road, Thousand Oaks, CA 91362

County: Ventura

Project Applicant: IMT Capital V Hampshire, LLC

Project Description: The Department of Toxic Substances Control (DTSC) has approved a Response Plan associated with the T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project located at 325 and 391 Hampshire Road in Thousand Oaks, CA (Site). The Response Plan has been prepared to address and mitigate potential effects from contaminants present in soils and soil vapor at the Site. The Response Plan entails excavation and off-Site disposal of contaminated soils, installation of a soil vapor extraction (SVE) system, installation of a passive vapor intrusion mitigation system (VIMS), and implementation of institutional controls (Land Use Covenant, Soil Management Plan, and Operations & Maintenance Plan).

Targeted excavations at depths ranging from 5 to 10 feet below ground surface (bgs) will be performed to remove approximately 200 cubic yards (300 tons, assuming 1.5 tons per cubic yard) of impacted soils present at the Site. The targeted excavations will be performed in three areas of the Site prior to the start of grading activities in these vicinities. The impacted soils, once excavated, will be loaded into trucks and taken offsite for reuse or disposal.

Two SVE systems will be installed at the Site to remove VOCs from soil vapor. The SVE systems consist of vacuum system equipment, vapor treatment equipment consisting of vessels filled with granular activated carbon (GAC), soil vapor monitoring equipment, and noise control measures. One SVE system (including seven SVE wells to a maximum depth of 20 ft bgs) will be installed in the southern portion of the Site, and another SVE system (including eight SVE wells to a maximum depth of 20 ft bgs) will be installed in the northern portion of the Site. The SVE systems will be installed in a phased approach. Initially the southern SVE system will be installed and an SVE Pilot Study would be performed. After completion of the pilot study a full-scale design for both the southern and northern SVE systems will be prepared and the systems installed.

The VIMS will be incorporated into the design of the building foundations of future Site development to provide an additional physical barrier to further inhibit the migration of VOCs into indoor air of the future buildings at the Site. The VIMS will consist of an impervious membrane installed beneath each building along with a passive venting system consisting of perforated horizontal pipes, gravel surrounding the perforated pipes, and vent risers.

The Response Plan includes adoption of a Land Use Covenant (LUC) and Operations and Maintenance (O&M) Plan as institutional controls. The proposed LUC would place restrictions on the current and future site uses due to the residual contamination present on site. The LUC may require that any engineering controls on site be maintained until such time as DTSC deems they are no longer required. The LUC is attached to the property title, and its requirements will pass on to future owners if the property changes ownership. The LUC will be reviewed and approved by DTSC and recorded with the Ventura County Recorder's Office. The O&M Plan will detail the VIMS and SVE components installed at the Site and provides a plan for how these systems will be operated, maintained, and monitored to ensure the system is operating as intended to protect indoor air against the potential exposure to VOCs in the subsurface. The O&M Plan will be referenced in the LUC.

Further information regarding the Site history and cleanup activities is available for review on DTSC's EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003460

Background:

On June 28, 2022, the City of Thousand Oaks certified an Environmental Impact Report (EIR) for the T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project (SCH No. 2021120559). The EIR evaluated potential environmental impacts associated with a general plan amendment, rezone, and buildout of residential and commercial uses on a 10.97-acre area (which includes the entirety of the DTSC cleanup Site). The EIR includes mitigation measures addressing potential impacts to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise. With mitigation measures incorporated, the EIR determined that the Project's potentially significant impacts would be reduced to less than significant levels, except for Noise; since the magnitude of the temporary construction noise levels relative to the ambient levels could not feasibly be reduced below acceptable thresholds, Noise impacts were determined to be significant and unavoidable. As part of its certification of the EIR and approval of the T.O. Ranch Project, the City adopted Findings of Fact and a Statement of Overriding Considerations and adopted a Mitigation Monitoring and Reporting Program (MMRP). A copy of the MMRP is included as Attachment A to the EIR Addendum.

Pursuant to the provisions of CEQA, DTSC has prepared an Addendum to the EIR to incorporate the recommended remedy from the Response Plan. As demonstrated in the Addendum, none of the conditions described in State CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR or Negative Declaration are applicable to the changes or additions necessary to address the proposed remedial activities included as part of the T.O. Ranch Project Response Plan.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on February 7, 2025 and has made the following determinations:

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

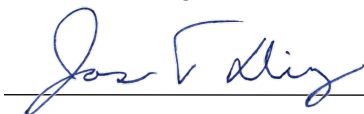
The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/ or https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60003460

Contact Person	Contact Title	Phone Number
Shawna Couplin	Project Manager	(818) 938-8024

Approver's Signature:



Date:

February 7, 2025

Approver's Name	Approver's Title	Approver's Phone Number
Jose Diaz	Acting Branch Chief	(818) 717-6614

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: