

**Addendum to the
T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project
Environmental Impact Report
SCH# 2021120559**

February 2025

Introduction

The Department of Toxic Substances Control (DTSC) proposes to approve 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 recommends 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).

Approval of the Response Plan by DTSC is considered a discretionary action subject to compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. To meet the requirements of CEQA (and acting in its capacity as a responsible agency), DTSC has prepared an Addendum to the T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project Environmental Impact Report, State Clearinghouse No. 2021120559 (“T.O. Ranch Project EIR”). This Addendum updates the project description from the prior environmental review to incorporate the recommended remedy selection from the Response Plan and addresses the potential for the proposed remedial activities to result in significant environmental impacts.

State CEQA Guidelines Section 15164 allows for the preparation of an addendum to a previously certified EIR to address minor changes to a project that will not meet the criteria for the preparation of a subsequent EIR or Negative Declaration as specified in Section 15162(a). This Addendum identifies and analyzes the potential environmental effects of the proposed remediation and concludes that the Project activities will not result in significant and unavoidable impacts to the environment. Based on the foregoing analysis, implementation of the proposed remedial activities identified in the Response Plan constitute minor changes to which the criteria of 15162(a) are not applicable, thus an Addendum is the appropriate CEQA document.

Background Information and Prior Environmental Review

Purpose of Response Plan and Site History

A Response Plan is a type of cleanup document that is utilized to address contamination at levels that pose a health risk to existing and/or future property users or that may be an ongoing source of contamination to the environment. The California Land Reuse and Revitalization Act (CLRRA) establishes a process for eligible property owners to obtain liability protections, conduct a site assessment, and implement a response action as necessary, to ensure that the property can be reused or redeveloped. A CLRRA Response Plan (Health & Safety Code 25395.96) is equivalent to a Removal Action Work Plan (RAW). Cleanup goals established in the Response Plan must be compatible with current and planned uses and ensure protection of human health and the environment. Contaminated sites are generally cleaned up to levels that allow for unrestricted,

commercial/industrial, or recreational uses. A deed restriction (Land Use Covenant) will be required for cleanups that do not meet unrestricted use levels.

The subject Response Plan has been prepared in connection with a proposed mixed-use development project located on approximately 10.97 acres at the northwest corner of Hampshire Road and Foothill Drive in Thousand Oaks. The Site is comprised of three contiguous parcels: Assessor's Parcel Numbers 676-0-150-365, 676-0-150-375, and 676-0-150-285. The Site's local General Plan land use designation is "Commercial/Residential" and is zoned "Specific Plan (SP)". Development surrounding the Site is comprised of a mix of commercial, institutional, industrial, residential, and open space uses.

The Site was previously developed with commercial uses dating to 1969 and the early 1970s. Former development at the Site included a K-mart commercial department store, a number of smaller independent commercial spaces within a large building that previously occupied the central portion of the Site, and a detached restaurant building which previously occupied the southeasterly portion of the Site. Historic uses included a dry-cleaning business and an automotive service center with a waste oil underground storage tank (UST) and 3-stage clarifier. The K-mart and independent commercial spaces were vacated starting in 2004, and the restaurant building was vacated in 2020. The former onsite structures, including foundations and paving, were demolished from June through September 2023.

Preparation of the Response Plan was triggered by elevated levels of constituents of potential concern (COPCs) in soils and soil vapor detected during sampling activities conducted in the time since the Site was vacated. COPCs detected in soil include cadmium and cobalt present at concentrations above the DTSC's residential screening levels in soil at depths of less than 10 feet below ground surface (bgs). COPCs detected in soil vapor at concentrations exceeding residential soil vapor screening levels include Tetrachloroethylene (PCE), trichloroethene (TCE), vinyl chloride, benzene, ethylbenzene, 1,2-DCA, BDM, methylene chloride, chloroform, DBCM, and MTBE. (Refer to the Response Plan for additional background information regarding site assessment history and the results of sampling activities.)

The Response Plan's Remedial Action Objectives (RAOs) are to: reduce concentrations of COPCs in soil, soil vapor, and groundwater to minimize the human health risks associated with impacts at the site; minimize the potential exposure of construction workers to COPCs during grading activities; minimize the potential exposure of future site occupants to VOCs in soil vapor through inhalation; prevent off site migration of COPCs originating from the site; comply with regulatory requirements; and minimize impacts to the surrounding community. Implementation of the Response Plan would remediate the site so that COPCs in soil and soil vapor are reduced below residential screening levels.

Prior CEQA Review

DTSC's CEQA documentation for the Response Plan is based on prior environmental review completed by the City of Thousand Oaks ("City"), the lead agency for the land use development project. On June 28, 2022, the City certified the T.O. Ranch Project EIR, which evaluated environmental impacts associated with a general plan amendment, rezone, and buildout of residential and commercial uses on the previously developed 10.97-acre site. The T.O. Ranch Project includes an overall 841,153 square-foot redevelopment site with 420 residential units, 15,000 square feet of commercial uses, parking, and 203,172 square feet of open space and amenities.

As part of the EIR, mitigation measures were incorporated to address impacts involving 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 Project's MMRP is included as Attachment A to this Addendum.

The EIR anticipated the potential need for remediation to occur and included discussion of Site sampling activities; the presence of contaminated soil and soil vapor at the Site; possible approaches for Site remediation; and the applicability of statutes, regulations, and policies regarding hazardous materials. However, additional environmental review under CEQA is needed in order to evaluate potential environmental effects of the remedial activities now that more refined details of the remedial approach have been identified (including implementation of the SVE system, which was not previously identified or evaluated as part of the EIR). Since an EIR was approved by the City as the lead agency, DTSC's environmental analysis as a responsible agency is based on the prior EIR and determine the type of environmental document required to be prepared for the project as provided by sections 15162, 15163, and 15164 of the CEQA Guidelines.

Description of Proposed Modifications

The project as modified includes the buildings and operational activities associated with the previously approved land use redevelopment project plus incorporation of the activities identified in the Response Plan. The remedial activities proposed in the Response Plan consist of the following components:

- Targeted excavations of impacted soils and off-Site disposal, including a Soil Management Plan (SMP);
- Installation and operation of two soil vapor extraction (SVE) systems (with O&M Plan);
- Installation of a vapor intrusion mitigation systems (VIMS) in each of the proposed buildings (with O&M Plan); and
- A Land Use Covenant (LUC)

Soil Excavation and Off-Site Disposal

To address the presence of cadmium and cobalt at concentrations above screening levels for residential use, targeted excavations will occur at the following locations and depths at the Site:

- A 10-foot-by-10-foot box at the northwest portion of the Site to a depth of 5 feet bgs
- A 15-foot-by-20-foot box at the southwest portion of the Site to a depth of 8 feet bgs
- A 15-foot-by-15-foot box at the southern portion of the Site to a depth of 10 feet bgs

The targeted excavations will be performed for the three areas identified above prior to the start of grading activities in these vicinities. The extent of soil containing cadmium and cobalt above the screening levels (SLs) for residential use at depths of less than 10 feet bgs has been delineated.

Approximately 200 cubic yards (300 tons, assuming 1.5 tons per cubic yard) of impacted soils are present at the Site. The impacted soils, once excavated, will be loaded into trucks and taken off site for reuse or disposal. Since the maximum concentrations of COPCs in soil at the Site do not exceed the commercial/industrial SLs, the soil may be reused offsite at a commercial/industrial property or disposed offsite at a disposal facility. Per information in the Response Plan, it is assumed that the soil would be reused offsite at a commercial/industrial property that has been notified of the Site conditions prior to receipt of the soil; the property is located approximately 36 miles away from the Site.

A Soil Management Plan (SMP) will be prepared that provides the construction team with guidance for the proper handling and management of impacted soil as part of Site remediation. The SMP includes a health and safety plan, an air monitoring program, and soil handling and disposal procedures; all earthwork activities will be conducted in accordance with the SMP. Additionally, the SMP contains contingency measures in the event that unanticipated subsurface structures or zones of contamination are encountered during construction activities. The targeted excavations will be performed in accordance with the procedures and protocols detailed in the SMP. (Appendix B of the Response Plan).

Soil Vapor Extraction (SVE) Systems

Two SVE systems are proposed for installation at the Site to address VOCs in soil vapor. One SVE system would be installed in the southern portion of the Site in the vicinity of the former dry cleaner, and the other SVE system would be installed in the northern portion of the Site in the vicinity of the former UST and clarifier. The SVE systems will be installed in a phased approach, in which the southern SVE system will be installed first and an SVE Pilot Study will be performed in accordance with the Revised SVE System Pilot Study Work Plan, which was approved by the DTSC on July 18, 2024. After completion of the pilot study, a full-scale remediation design for both the southern and northern SVE systems will be detailed in an RDIP and submitted to DTSC for review and approval. The RDIP will also detail the proposed soil vapor and groundwater monitoring program that will be implemented to evaluate the effectiveness of the SVE systems.

The SVE systems consist of vacuum system equipment, vapor treatment consisting of vessels filled with granular activated carbon (GAC), soil vapor monitoring equipment, and noise control measures to meet City of Thousand Oaks Ordinance noise requirements. The 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.

Vapor Intrusion Mitigation System (VIMS)

Installation of the VIMS is planned to be incorporated into the design of the building foundations 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 would 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. Design drawings for the VIMS will be prepared during the design phase of Site development and are required to be submitted to the

DTSC for review and approval prior to installation. Installation of the vapor membrane and venting equipment would occur as part of the construction of the buildings.

Institutional Controls

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 components installed at the site related to the VIMS and SVE 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.

Scope of Addendum Analysis

This Addendum has been prepared in accordance with the requirements of CEQA and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). This Addendum considers each of the categories of environmental impacts previously analyzed in the T.O. Ranch EIR and focuses on determining whether the modified project would result in an increase in the severity of the impacts that were previously identified or would result in any new impacts not previously considered in the EIR. The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained within the prior T.O. Ranch EIR. The topic areas considered in the EIR include the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

Under Section 15164(a) of the State CEQA Guidelines, an addendum to a previously certified EIR shall be prepared by a lead or responsible agency if some changes or additions are necessary but none of the conditions described in Section 15162(a) requiring the preparation of a subsequent EIR or negative declaration are applicable. The conditions listed under Section 15162(a) are as follows:

- 1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - a. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - b. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - c. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - d. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Analysis of Potential Impacts

This Section provides analysis to support the conclusion the project as modified does not meet the criteria requiring preparation of a subsequent EIR or negative declaration as required under the CEQA Guidelines. Following is a discussion of potential effects resulting from implementation of the Response Plan in comparison to the prior environmental analysis. Based on the following information, the modified project would not result in substantial changes to the project as described in 15162(a)(1).

The remedial activities proposed as part of the Response Plan consist of targeted excavation and off-Site disposal of soils, installation of a VIMS, installation of an SVE system, and adoption of institutional controls (LUC and O&M Plan). Aside from the addition of the Response Plan activities, the project as modified includes the same project site boundaries, building footprint, aesthetic design, and operational characteristics as previously evaluated.

The environmental analysis in the T.O. Ranch Project EIR anticipated that the redevelopment project could require remedial activities to address soil and soil vapor conditions at the Site. While the Response Plan presents more refined and detailed information about proposed Site remediation activities than what was available at the time the EIR was prepared and certified, the contaminants being addressed and the remedial activities proposed in the Response Plan are generally consistent with what has been considered in the EIR. In particular, the Response Plan's remedial measures include soil excavation with off-Site disposal and installation of a VIMS, both of which were specifically identified in the EIR as activities which may occur as part of the proposed redevelopment of the Site. (Refer to discussion in Section 4.8, Hazards and Hazardous Materials, under Impact HAZ-3 and Mitigation Measures HAZ-1 through HAZ-5.)

The proposed excavation and off-Site disposal of impacted soils is consistent with what was previously contemplated in the EIR. The characteristics of the excavation and off-Site disposal activities (types of equipment used, duration of construction, number of construction-related vehicle trips required, etc.) would remain substantially similar what has already been evaluated for Site redevelopment as part of the EIR. Implementation of the Response Plan would take place

during site preparation and construction phases as contemplated in the EIR. The amounts of soils to be excavated and depth of excavation identified in the Response Plan are encompassed within the amount of soil to be overexcavated as part of the land use development activities. As such, remedial excavation would not be inconsistent with prior analysis or create conflicts with implementation of the EIR's mitigation measures for geology and soils.

Implementation of the proposed VIMS is also consistent with what was previously contemplated in the EIR. The vapor membrane and venting equipment would be incorporated as part of the same site preparation and construction activities which have already been considered in the EIR. Installation of these components would not require any substantial changes to the timing or duration of site preparation and construction activities, the type of equipment utilized as part of site preparation and construction, or the number of workers involved or number of worker transportation trips for the site preparation and construction processes. As mentioned above, these components will not require any changes to the site boundaries, building footprint, aesthetic design, or operational characteristics from what was previously evaluated.

While the EIR did not expressly contemplate installation and operation of an SVE system at the Site as is proposed in the Response Plan, installation and operation of the SVE system would not result in substantial changes to the T.O. Ranch Project's buildout or operation from what was previously evaluated in the EIR. SVE is an established method of remediating soil vapor contamination as part of land use redevelopment projects. The SVE system would be located entirely within the same Project Site boundaries as evaluated in the EIR. Installation of the SVE system would take place during the redevelopment project's site preparation and construction phases and would not require substantially extending the duration of those phases. The equipment required for the SVE system would be designed and placed in a manner which would not result in a substantial change to either the physical form or operational characteristics of the Project from what has already been evaluated in the EIR. Further, the SVE system would be subject to applicable VCAPCD requirements, including permit requirements pertaining to soil decontamination operations.

The EIR identified the Ventura County Environmental Health Division (VCEHD) as the lead oversight agency for Site remediation activities, but the EIR also noted that it may be appropriate for a different agency such as DTSC to act as the lead agency for assessment and/or remediation at the Site. (See T.O. Ranch Project EIR, p. 4.8-20.) The change from VCEHD to DTSC as the lead agency for Site remediation process does not result in any environmental impacts, and no modifications to the EIR's mitigation measures are necessary to accommodate this change.

Additionally, implementation of the Response Plan will remain subject to the mitigation measures incorporated as part of the T.O. Ranch Project EIR (see the MMRP Included as Attachment A). This will entail complying with measures pertaining to Biological Resources, Cultural Resources, Geology and Soils, and Noise as well as measures pertaining to Hazards and Hazardous Materials. Compliance with other applicable regulations, policies, standards, and specifications will further reduce or eliminate potential environmental effects of the project modifications. Evidence of review and approval by DTSC will be provided to the City of Thousand Oaks as needed to comply with the mitigation measures.

Regarding 15162(a)(2), the circumstances under which the project is undertaken have not changed in a manner which would lead to the occurrence of a new or substantially increased significant environmental impact. Existing and foreseeable planned development conditions at the

Site and its vicinity remain essentially the same as what was previously considered in the T.O. Ranch Project EIR. No other substantial changes involving physical conditions of the surrounding environment or the regulatory context are known to have occurred which would result in new or substantially increased significant effects involving the modified project.

Based on research and analysis performed during the preparation of this Addendum, there is no new information of substantial importance known concerning the project that will result in additional significant effects, any previously examined effects that will be substantially more severe; or infeasible mitigation measures or alternatives that are now feasible or considerably different from those already analyzed in the T.O. Ranch Project EIR. As such, the conditions described under 15162(a)(3) are not applicable.

Based on the foregoing information, the project as modified would not result in substantial changes to the project as described in 15162.

Conclusion

As demonstrated in the preceding analysis, 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 Response Plan for the T.O. Ranch Project. Therefore, no additional CEQA analysis is required beyond this Addendum. A Notice of Determination presenting the findings of this Addendum will be filed by DTSC with the CEQA State Clearinghouse within the State of California's Office of Land Use and Climate Innovation (formerly known as the Office of Planning and Research).

Attachment A

T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project EIR Mitigation Monitoring and Reporting Program (MMRP)

4 Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This Mitigation Monitoring and Reporting Program (MMRP) is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

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Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Biological Resources						
BIO-1: Bat and Nesting Bird Survey Avoidance						
<p>Project-related activities shall occur outside of the bird breeding season (generally between January 1 through September 15) to the extent practicable. If construction must occur within the bird breeding season, no more than seven days prior to initiation of ground-disturbing activities (including, but not limited to site preparation, grading, excavation, and trenching) within the proposed project site, a bird pre-construction bird nest survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer (300-foot for raptors), where feasible. If the proposed project is phased or construction activities stop for more than one week, a subsequent pre-construction nesting bird survey shall be required within three days prior to each phase of construction.</p> <p>Pre-construction nesting bird surveys shall be conducted during the time of day when birds are active and shall factor in sufficient time to perform this survey adequately and completely. During the nest survey, the biologist shall inspect the outside and inside of the vacant structures for sign of roosting bats, such as presence of guano or direct observations. A report of the bat and nesting bird survey results, if applicable, shall be submitted to the City for review and approval prior to ground and/or vegetation disturbance activities.</p> <p>If bird nests are found, an appropriate avoidance buffer ranging in size from 25 to 50 feet for passerines, and up to 300 feet for raptors depending</p>	<p>Requirements Per Mitigation Measure BIO-1: Pre-construction surveys for nesting birds; implementation of avoidance buffers as necessary; monitoring of active nests; confirmation of lack of bat roosting on site</p>	<p>Prior to start of each construction phase; field inspections as necessary</p>	<p>City of Thousand Oaks Department of Community Development</p>			

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>upon the species and the proposed work activity, shall be determined and demarcated by a qualified biologist with bright orange construction fencing or other suitable material. Active nests shall be monitored at a minimum of once per week until it has been determined that the young have fledged the nest. No ground disturbance or vegetation removal shall occur within this buffer until the qualified biologist confirms that breeding/nesting has ended, and all the young have fledged. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.</p> <p>If evidence of bat roosting is observed, building demolition shall not be allowed until a qualified biologist can verify that the roost is no longer active. If necessary, bats may be evicted and building demolished following submittal and approval of a Bat Avoidance Plan by CDFW.</p>						
BIO-2: Minimize Impacts to Protected Trees						
<p>The project shall take all necessary actions to comply with the requirements of the City's Oak Tree Preservation and Protection Guidelines and Oak and Landmark Tree Ordinance. These include preserving protected trees located on the project site whenever possible. A permit is required by the City before the start of project activities if any tree will be trimmed, cut, or removed.</p> <ul style="list-style-type: none"> ▪ In accordance with the City of Thousand Oaks Tree Protection Guidelines the oak trees on the project site that would be removed shall be replaced at a ratio of 3:1 with two 24-inch box coast live oak trees and one 36-inch or 60-inch box coast live oak tree. Three coast live oak 	<p>Requirements: On-site planting of 9 coast live oak trees (two 24-inch box and one 36-inch or 60-inch box sized coast live oak tree), inspection of trees conducted by an arborist prior to tree removal, and implementation of Section 5 of the Oak and Landmark Tree Protection Plan; approval by CD Director prior to approval of any tree grading permits</p>	<p>Prior to the issuance of grading permits; field inspections as necessary</p>	<p>City of Thousand Oaks Department of Community Development</p>			

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Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>trees will be removed; therefore, nine coast live oak trees shall be planted onsite.</p> <p>An arborist shall conduct an inspection of diseases, pests or pathogens prior to protected tree removal and any infected trees be disposed using best available management practices relevant for each tree disease observed. All mitigation oak and landmark trees shall be monitored annually for a period of 5 years following installation. All mitigation oak trees shall be in good-to-excellent health at the end of the 5 year monitoring period and any trees that die or are in fair-to-poor health at the end of the 5 year monitoring period must be replaced with a healthy tree, and the replacement tree(s) shall be monitored for a period of 5 years until every mitigation tree is in good-to-excellent health 5 years after installation.</p>						
Cultural Resources/Tribal Cultural Resources						
CUL-1: Archaeological Resource Discovery Protocol						
<p>If archaeological deposits are encountered during project-related ground disturbing activities, then a cultural resource “discovery” protocol will be followed. If historic or prehistoric features or artifact concentrations are encountered during project grading within native soils or original context, then all work in that area will be halted or diverted 30 feet away from the discovery until a qualified archaeologist is contacted and evaluates the nature and/or significance of the find(s). If the discovery is prehistoric in origin, a Native American representative will be contacted to participate in the evaluation. If an archaeologist confirms that the discovery is potentially significant, then the</p>	<p>Requirements: Per Mitigation Measure CUL-1, follow cultural resources discovery protocols; coordinate and consult with a qualified archeologist, Native Tribal groups, and Lead/Permitting Agency; site monitoring or data recovery or complete avoidance cultural resources finds.</p>	<p>Daily throughout construction</p>	<p>City of Thousand Oaks Department of Community Development</p>			

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>Lead/Permitting Agency will be contacted and informed of the discovery.</p> <p>Construction will not resume in the locality of the discovery until consultation between the qualified archaeologist, the Applicant’s project manager, the Lead/Permitting Agency, and any other concern parties (such as additional regulatory agencies or Native American Tribal Groups), takes place and reaches a conclusion approved by the Lead/Permitting Agency. If a significant cultural resource is discovered during earth-moving, complete avoidance of the find is preferred. However, if the discovery cannot be avoided, data recovery of the significant resource may be required by the City. The City may also require site monitoring, based on the discovery. All individual reports will be submitted to the SCCIC at the conclusion of the project.</p>						
CUL-2: Inadvertent Discovery of Human Remains						
<p>The inadvertent discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 addresses this possibility. This code section states that in the event human remains are uncovered, no further disturbance shall occur until the County Coroner has made a determination as to the origin and disposition of the remains pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately, along with the Lead/Permitting Agency and the Applicant.</p> <p>If the human remains are determined to be prehistoric, the County Coroner will notify the NAHC, which will determine and notify a Most Likely</p>	<p>Requirements: Per Mitigation Measure CUL-2, adhering to the requirements of the discovery of human remains the qualified archaeologist shall contact and coordinate with the County Coroner and Lead/Permitting Agency, Most Likely Descendant, as required; follow additional mitigation established by the Lead/Permitting Agency, archaeologist, and Most Likely Descendant.</p>	<p>During construction</p>	<p>City of Thousand Oaks Department of Community Development; County of Ventura Coroner Office</p>			

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Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access. The Lead/Permitting Agency and a qualified archaeologist shall also establish additional appropriate mitigation measures for further site construction, in consultation with the MLD.</p>						
<p>Geology and Soils</p>						
<p>GEO-1a: Geotechnical Recommendations</p>						
<p>The geotechnical recommendations contained in the 2005 Twining Geotechnical Report shall be fully implemented. Among the study recommendations are specific parameters relating to:</p> <ul style="list-style-type: none"> ▪ Foundation Design – over-excavation and compaction for foundations, soil stabilization, shoring, etc., conducted as indicated in the geotechnical report ▪ Structural Fills – the applicant shall comply with the recommendations contained in the Twining September 13, 2005 geotechnical report regarding site preparation. This includes over-excavating on-site soils so that new foundations are supported on a minimum of two feet of engineered fill or engineered fill extending to a depth of five feet below preconstruction site grades, whichever provides the deeper fill. These recommendations shall be fully implemented in order to comply with UBC standards and would reduce impacts to a less than significant level 	<p>Requirements: Per Mitigation Measure GEO-1a, the developer shall retain a Geotechnical Engineer approved by the City Engineering Department to implement Twining Geotechnical Report recommendations in project design; provide proof of implementation of recommendations of site design features in the Twining Geotechnical Report to the City Engineer prior to issuance of building permit.</p>	<p>Prior to the issuance of building permits</p>	<p>City of Thousand Oaks Department of Public Works</p>			

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<ul style="list-style-type: none"> ▪ Structural Footings – minimum footing embedment depths, widths, and net vertical soil bearing pressures ▪ Concrete Slabs – testing of exposed subgrades prior to concrete pours, reinforcement of concrete slabs, use of moisture barriers or sand layers beneath slabs ▪ Site Preparation – compliance with SWPPP and SWPCP requirements <p>Additionally, the 2021 Gorian report recommended the following site design features:</p> <ul style="list-style-type: none"> ▪ Positive drainage should be continuously maintained away from structures and slopes. Ponding or trapping of water in localized areas near the foundations can cause differential moisture levels in subsurface soils. Plumbing leaks should be immediately repaired so that the subgrade soils underlying the structure do not become saturated. ▪ Trees and large shrubbery should not be planted where roots can grow under foundations and flatwork when they mature. ▪ Landscape watering should be held to a minimum; however, landscaped areas should be maintained in a uniformly moist condition and not allowed to dry-out. During extreme hot and dry periods, adequate watering should be provided to keep soil from separating or pulling back from the foundations. <p>Prior to the issuance of building permits, a qualified Geotechnical Engineer retained by the applicant shall provide evidence to the City of Thousand Oaks</p>						

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Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>Engineer that the geotechnical mitigation measure GEO-1a is implemented as described above.</p>						
<p>GEO-1b: Geotechnical Oversight</p>						
<p>A qualified Geotechnical Engineer shall be retained to perform the following tasks prior to and during construction:</p> <ul style="list-style-type: none"> ▪ Review final grading, foundation, and drainage plans to verify that the recommendations contained in the 2005 Twining study have been properly interpreted and are incorporated into the project specifications. ▪ Observe and advise during all grading activities, including site preparation, foundation and retaining wall excavation, and placement of fill, to confirm that suitable fill materials are placed upon competent material and to allow design changes if subsurface conditions differ from those anticipated prior to the start of grading and construction. ▪ Observe the installation of all drainage devices. ▪ Test all fill placed for engineering purposes to confirm that suitable fill materials are used and properly compacted. <p>The qualified Geotechnical Engineer shall provide evidence to the City of Thousand Oaks Engineer that the geotechnical mitigation measure GEO-1b is implemented as described above.</p>	<p>Requirements: Per Mitigation Measure GEO-1b, the developer shall retain a Geotechnical Engineer to review all tasks under GEO-1b, including but not limited to: final plans, observe grading activities, observe drainage device installation, test fill placed during construction and provide proof of implementation measure GEO-1b to the City Engineer.</p>	<p>Prior to and during construction</p>	<p>City of Thousand Oaks Department of Public Works</p>			

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
GEO-2: Site Preparation						
<p>Based on the nature of the subsurface soil conditions, it should be anticipated that unstable soil conditions would be encountered during excavation and installation of slabs-on-grade, foundations, utilities, etc. Therefore, the soils may require stabilization. Soils shall be stabilized in accordance with the Twining Report (2005), including the procedures in the Appendices for Chemical Treatment of Soil. Stabilization of the subgrade soils shall be performed in a uniform manner. If stabilization of the subgrade soils is necessary, it shall be performed in the entire building area, including the overbuild zone. Additionally, all recommendations provided in the Gorian Report (2021) regarding soil expansiveness shall be implemented, evidence of implementation shall be provided to the City engineer prior to the issuance of a grading permit.</p>	<p>Requirements: Per Mitigation Measure GEO-2, implement all soil stabilization recommendations in the Twining report and soil expansion recommendations in the Gorian report; provide proof of implementation to City Engineer prior to request of grading permit.</p>	<p>Prior to the issuance of grading permits.</p>	<p>City of Thousand Oaks Department of Public Works</p>			
GEO-3: Paleontological Resources Monitoring and Mitigation						
<p>1. Qualified Paleontologist. The project applicant shall retain a Qualified Paleontologist to direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the Society of Vertebrate Paleontology (SVP) standards (SVP 2010) as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation</p>	<p>Requirements: Per Mitigation Measure GEO-3, retain a Qualified Paleontologist as defined by the Society of Vertebrate Paleontology (SVP) standards (SVP 2010) as an individual preferably with an M.S. or Ph.D. in paleontology or geology, to direct paleontological mitigation; require Worker Environmental Awareness Program training for construction personnel; follow all paleontological resource discovery protocols; conduct full-time paleontological monitoring; submit a Final Paleontological Mitigation Report to</p>	<p>Prior to construction activities If resources are encountered, prepare a report describing resources, retaining any resources for submittal to the Natural History Museum (NHM) of Los Angeles; or retaining the resources if the NHM</p>	<p>City of Thousand Oaks Department of Community Development</p>			

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<p>project supervisor for a least two years (SVP 2010).</p> <p>2. Paleontological Worker Environmental Awareness Program. Prior to the start of construction, the Qualified Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff.</p> <p>3. Paleontological Monitoring. Full-time paleontological monitoring shall be conducted during ground disturbing construction activities (i.e., grading, trenching, foundation work) within native (i.e., previously undisturbed) sediments of any depth in the lower Monterey Formation and depths greater than five feet in Quaternary alluvium. Ground disturbing activities that only impact artificial fill (i.e., previously disturbed) sediments do not require paleontological monitoring. Paleontological monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources and meets the minimum standards of the SVP (2010) for a Paleontological Resources Monitor. The duration and timing of the monitoring will be determined by the Qualified Paleontologist based on the observation of the geologic setting from initial ground disturbance, and subject to the review and approval by the City of Thousand</p>	<p>the City Planning Department, and designated museum repository</p>	<p>does not want to archive and creating a documented recovery report the Final Paleontological Mitigation Report to the City Planning Department, and designated museum repository</p>				

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>Oaks. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions once the full depth of excavations has been reached, they may recommend that monitoring be reduced to periodic spot-checking or ceased entirely. Monitoring shall be reinstated if any new ground disturbances are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:</p> <p>a. Salvage of Fossils. If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. Bulk matrix sampling may be</p>						

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Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits</p> <p>b. Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection, along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.</p> <p>4. Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the City of Thousand Oaks. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.</p>						

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Hazards and Hazardous Materials						
<p>Prior to the issuance of any demolition or grading permits, the project applicant shall contact the Ventura County Environmental Health Division (VCEHD) to discuss the proposed redevelopment project, the proposed change to residential land use, the known hazardous material soil, soil vapor, and groundwater impacts onsite, and the adjacent closed release case at 395 Hampshire Road (Shell Station – Case #02004). The project applicant shall provide VCEHD with the proposed site use plans regarding the conversion of commercial land use to residential land use and discuss the onsite presence of groundwater impacted by volatile organic compounds (VOCs) at the proposed residential development. The project applicant shall provide the City Planning Department with copies of all communications to and from VCEHD.</p> <p>VCEHD may require the project applicant or the adjacent property owner to conduct additional investigation/studies, including, but not limited to, soil vapor, soil, and/or groundwater investigations, which could help delineate the extent of contaminated soil, soil vapor, and groundwater and allow for the proposed project to be designed in a manner to avoid or minimize impacts to proposed construction and operation of the residential development.</p>	<p>Requirements: Per Mitigation Measure HAZ-1, provide the VCEHD with notification of development and all project details as included in HAZ-1; provide City Planning Department with copies of all correspondence with VCEHD.</p>	<p>Prior to the issuance of demolition or grading permits</p>	<p>City of Thousand Oaks Department of Community Development</p>			

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HAZ-2: Regulatory Agency Voluntary Oversight Agreement						
<p>Prior to issuance of a grading permit, the applicant shall enter into a Voluntary Oversight Agreement with VCEHD to provide regulatory oversight of identified releases at the project site. VCEHD shall be utilized for agency oversight of assessment and remediation within the site through completion of building demolition, subsurface demolition, and construction the proposed project. Additionally, the project applicant shall notify the VCEHD project manager of the following:</p> <ul style="list-style-type: none"> ▪ Current development plan and any modifications to the development plan ▪ All written documents concerning hazardous material impacts to soil, soil vapor, and or groundwater, including, but not limited to, Phase I ESAs, Phase II ESAs, geophysical surveys, and other subsurface investigations. ▪ All former environmental documents completed for the project site, including this EIR ▪ Other documents, as requested by VCEHD <p>Upon notification of the information above, VCHED could require actions such as: development of subsurface investigation workplans; completion of soil vapor, soil, and/or groundwater investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and offsite disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents. The project applicant shall retain a qualified environmental consultant, California Professional Geologist (PG) or California</p>	<p>Requirements: Per Mitigation Measure HAZ-2, enter into Voluntary Oversight Agreement with the VCEHD; Retain qualified environmental California PG or California PE to prepare all documents requested by VCEHD. Submit letter to VCEHD detailing abandonment activities; submit all VCEHD approved documents to the City Planning Department prior to request for grading permit(s).</p>	<p>Prior to the issuance of grading permits and during construction</p>	<p>City of Thousand Oaks Department of Community Development; DTSC; LARWQCB</p>			

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>Professional Engineer (PE), to prepare the documents required by VCEHD.</p> <p>If groundwater wells or soil vapor monitoring probes are identified during demolition, subsurface demolition, or construction at the project site, they shall be abandoned per City of Thousand Oaks Public Works Department specifications. Abandonment activities will be documented in a letter report submitted to VCEHD within 60 days of the completion of abandonment activities.</p> <p>The VCEHD closure and agency approval documents shall be submitted to the City Planning Department prior to issuance of grading permits.</p> <p>It should also be noted that VCEHD may determine that the Los Angeles Regional Water Quality Control Board (LARWQCB) or California Department of Toxic Substances Control (DTSC) may be best suited to perform the lead agency duties for assessment and/or remediation at the project site. Should the lead agency be transferred to LARWQCB or DTSC, this and other mitigation measures would still apply.</p>						
<p>HAZ-3: Site Management Plan for Impacted Soils, Soil Vapor and/or Groundwater</p>						
<p>The project applicant shall retain a qualified environmental consultant (PG or PE) to prepare a Soil and Groundwater Management Plan prior to construction. The Soil and Groundwater Management Plan, or equivalent document, shall address onsite handling and management of impacted soils, soil vapor, groundwater, or other impacted wastes, and reduce hazards to construction workers and offsite receptors during construction. The plan must establish remedial measures and/or soil management practices to</p>	<p>Requirements: Per Mitigation Measure HAZ-3, retain qualified environmental California PG or California PE to prepare Soil and Groundwater Management Plan as required under HAZ-3; obtain VCEHD approval of plan, evidence of verified approval with City Planning Department and City Engineer</p>	<p>Prior to the issuance of demolition and grading permits</p>	<p>City of Thousand Oaks Department of Community Development; City of Thousand Oaks Public</p>			

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Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>ensure construction worker safety, the health of future workers and visitors, and the off-site migration of contaminants from the project site. These measures and practices may include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Stockpile management including stormwater pollution prevention and the installation of BMPs ▪ Proper handling and disposal procedures of contaminated building materials, soil, and groundwater ▪ Monitoring and reporting ▪ A health and safety plan for contractors working at the project site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection <p>The health and safety plan shall also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.</p> <p>VCEHD shall review and approve the Soil and Groundwater Management Plan prior to demolition and grading (construction). The project applicant shall review and implement the Soil and Groundwater Management Plan prior to demolition and grading (construction).</p> <p>Evidence of the review and approval by VCEHD shall be provided to the City Planning Department and City Engineers prior to the issuance of any demolition or grading permits.</p>			Works Department			

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
HAZ-4: Remediation						
<p>If soils within the construction envelope at the development site contain chemicals at concentrations exceeding hazardous waste screening thresholds for contaminants in soil (California Code of Regulations [CCR] Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (PG or PE) to conduct additional analytical testing and recommend soil disposal recommendations, or consider other remedial engineering controls, as necessary.</p> <p>The qualified environmental consultant shall utilize the development site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate.</p> <p>Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling.</p> <p>VCEHD will review and approve the disposal recommendations prior to transportation of waste soils offsite, and review and approve remedial engineering controls, prior to construction. The project applicant shall review the disposal and</p>	<p>Requirements: Per Mitigation Measure HAZ-4, retain a qualified environmental California PG or California PE for soil testing, remediation and disposal; obtain VCEHD approval of recommendations; evidence of verified approval with City Planning Department and City Engineer; implement approved recommendations</p>	<p>Prior to the issuance of demolition or grading permits</p>	<p>City of Thousand Oaks Department of Community Development; City of Thousand Oaks Public Works Department</p>			

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<p>remedial engineering control recommendations prior to the issuance of any demolition permits. The project applicant shall implement the disposal recommendations and implement the remedial engineering controls during demolition/construction.</p> <p>Evidence of the review and approval by VCEHD shall be provided to the City Planning Department and City Engineering Department prior to the issuance of any demolition or grading permits.</p>						
HAZ-5: Vapor Mitigation System						
<p>VCEHD may require the installation of a sub-slab vapor barrier system at the proposed project. The project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a sub-slab vapor barrier system design for the proposed project. The plan may include, but is not limited to:</p> <ul style="list-style-type: none"> ▪ Design specifications ▪ Material specifications ▪ Installation requirements ▪ Monitoring requirements <p>The project applicant shall incorporate a sub-slab vapor barrier system during construction, the implementation of which would reduce the potential for soil gas VOCs from migrating to indoor air within the residential building. VCEHD will review and approve the sub-slab vapor barrier system prior to construction.</p> <p>Evidence of the review and approval by VCEHD shall be provided to the City Planning Department and</p>	<p>Requirements: Per Mitigation Measure HAZ-5, retain a qualified environmental California PG or California PE to prepare and implement sub-slab vapor barrier system design, obtain VCEHD approval of design; evidence of verified approval with City Planning Department and City Engineer</p>	<p>Prior to the issuance of demolition or grading permits</p>	<p>City of Thousand Oaks Department of Community Development; City of Thousand Oaks Public Works Department</p>			

Mitigation Measure	Action Required	Timing	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
City Engineers prior to the issuance of any demolition or grading permits.						
Noise						
NOI-1: Construction Noise Reduction Measures						
<ul style="list-style-type: none"> Temporary construction barriers along the southern edge of the project site facing the Westlake Villas multifamily residences at 575 Hampshire Road and along the northwestern edge of the project facing the Windsor Terrace of Westlake Village convalescent home at 250 Fairview Road shall be in place during the Project construction (including demolition, grading, and site preparation), when heavy construction equipment is used, excluding areas where gaps in the barrier are necessary for access. The barrier shall be least 12 feet in height above the project site existing grade level and constructed of a material with a Sound Transmission Class (STC) rating of at least STC-31 (such as acoustic panels or sound barrier products) or a transmission loss of at least 21 dB at 500 hertz (such as 3/4-inch plywood), which would provide an insertion loss (net barrier reduction) of up to 11 dB at the convalescent home and multifamily residences. Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. 	<p>Requirements: Per Mitigation Measure NOI-1, implement minimum 12 foot high temporary construction barriers as laid out under NOI-1 power construction equipment shall include noise shielding and muffling devices, rubber-tired equipment with the exception of excavation equipment shall be used and maintained properly; Construction activities shall use on site electric power and stationary construction equipment; site electrical power and stationary construction equipment shall be shielded and placed as far as possible from off-site receptors; locate construction and delivery areas to center of site; construction activity, hours of operation and construction manager and supervisor contact information shall be posted on site at all times; inform the following of all construction related activities and timing: the Little Dreamers Early Childhood preschool, the Windsor Terrace of Westlake Village convalescent home, the single-family residences and multifamily communities to the west (along Foothill Drive, south of Fairview Road), and the Westlake Villas apartment community.</p>	<p>Prior to and during construction</p>	<p>City of Thousand Oaks Department of Community Development</p>			

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<ul style="list-style-type: none"> ▪ With the exception of excavation equipment, grading and construction contractors shall use rubber-tired equipment rather than metal-tracked equipment. ▪ The use of on-site electrical power shall be preferred to the use of stationary construction equipment such as generators or air compressors. If stationary construction equipment would be used on site for more than one hour in a day, such equipment shall be placed as far as possible from off-site sensitive receivers. Stationary construction equipment shall also be shielded by either noise blankets or by temporary noise barriers at least three feet taller and six feet wider than the noise source. ▪ Construction staging and delivery areas shall be located towards the center of the property and a minimum of 100 feet from the project lines. ▪ The project applicant shall post a notice at the construction site. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions or complaints. The notice shall be posted no later than 72 hours prior to the planned activity. ▪ Based on areas of construction noise impacts, the Little Dreamers Early Childhood preschool, the Windsor Terrace of Westlake Village convalescent home, the single-family residences and multifamily communities to the west (along Foothill Drive, south of Fairview Road), and the Westlake Villas apartment community to the 						

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<p>south shall be informed via mail and posting at the site of the anticipated start date, duration, noise impact, and other pertinent information prior to the construction of the project. Notification shall also include a phone number where people can register questions or complaints. Notification shall also be delivered no later than 72 hours prior to the planned activity.</p> <ul style="list-style-type: none"> An on-site construction manager shall be responsible for responding to local complaints about construction noise. All notices that are sent to sensitive receivers and all signs posted at the construction site shall list the telephone number for the on-site construction manager. Construction supervisors shall be informed of project-specific noise requirements, noise issues for sensitive land uses adjacent to and near the project construction site, and/or equipment operations to ensure compliance with the required regulations and best practices. 						
NOI-2 Construction Equipment Vibration Restrictions						
<ul style="list-style-type: none"> Large bulldozers or similar equipment shall not operate within eight feet of the Shell Gas Station, smaller equipment shall be substituted within this distance. As the medical office building could potentially experience temporary construction-related and intermittently "strongly perceptible" vibration from vibratory/sonic pile driving activity occurring within 36 feet of the building, the developer shall give prior notice to that facility of any such activity within that distance, the 	<p>Requirements: Per Mitigation Measure NOI-2, no operation of construction and pile driving equipment within eight feet of the Shell Gas Station and within 36 feet of the medical office building; no large bulldozers and similar large equipment shall be operation within 24 feet of the Little Dreamers Early Childhood Preschool building, the Windsor Terrace of Westlake Village convalescent home, or the medical office building; submit proof of notice to</p>	<p>During construction</p>	<p>City of Thousand Oaks Department of Community Development</p>			

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<p>developer shall provide evidence of notification to the City Planning Department prior to initiation of pile driving activities.</p> <ul style="list-style-type: none"> ▪ Vibratory pile driving activity within 36 feet of the medical office building shall be scheduled during times outside of its hours of operation. Large bulldozers or similar equipment shall not operate within 24 feet of the preschool building, the Windsor Terrace of Westlake Village convalescent home, or the medical office building, with smaller equipment substituted within this distance. 	<p>the City Planning Department; schedule pile driving operations outside hours of medical office building operation.</p>					