

THE OAKS SPECIFIC PLAN

Initial Study

Prepared for
City of Thousand Oaks

January 2022



THE OAKS SPECIFIC PLAN

Initial Study

Prepared for
City of Thousand Oaks
2100 Thousand Oaks Boulevard
Thousand Oaks, California 91362
805.499.2317

January 2022

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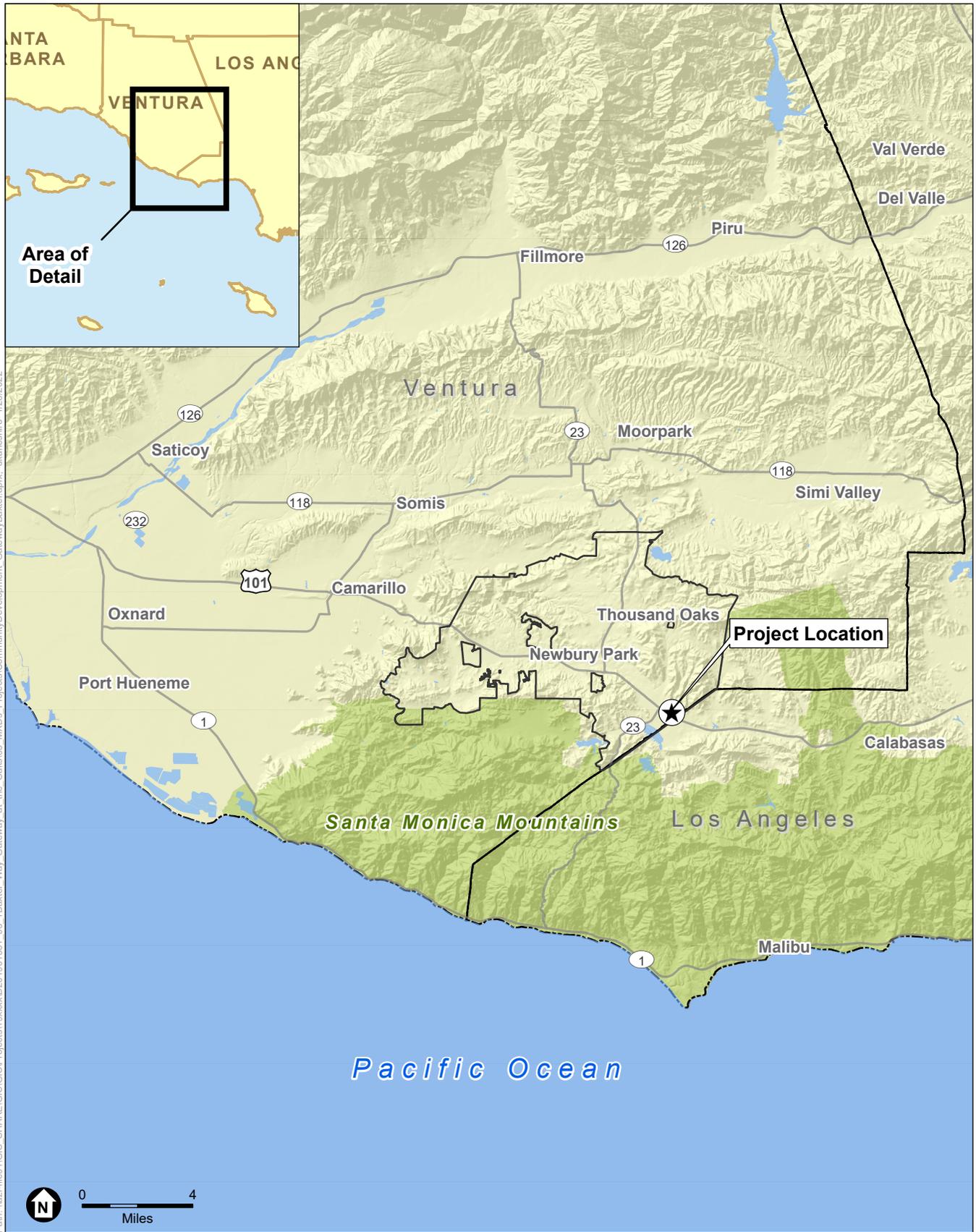
ENVIRONMENTAL CHECKLIST

Initial Study

1. **Project Title:** **The Oaks Specific Plan**
2. **Lead Agency Name and Address:** City of Thousand Oaks
Community Development Department
2100 Thousand Oaks Boulevard
Thousand Oaks, California 91362
3. **Lead Agency Contact Person:** Carlos Contreras, Senior Planner
805-499-2317
ccontreras@toaks.org
4. **Project Location:** 1 Baxter Way, City of Thousand Oaks, California
91362
680-0-230-695 and 680-0-230-715
5. **Project Applicant Name and Address:** One Baxter Way, L.P.
503 32nd Street, Suite 120
Newport Beach, California 92663
6. **General Plan Designation(s):** Industrial
7. **Zoning:** M-1 Zone (Industrial Park Zone)
8. **Description of Project:**

Introduction: One Baxter Way L.P. (Applicant) is proposing The Oaks Specific Plan that includes the implementation of the Gateway at the Oaks Multi-Family Residential and a replacement parking structure for the existing One Baxter Way (Project). The Project includes the construction of four multi-family residential buildings with a total of 264 apartment units, subterranean parking, surface parking spaces, one 4-story parking structure, amenities, grading, hardscaping, and landscaping, including removal and encroachment into the protected zone of the various oak and landmark trees on approximately 15.6-acres. The Project includes a subdivision map (land division) to create two parcels; one encompassing the 8.8-acre Gateway (Parcel 1) and the second parcel encompassing 34.1 acres (Parcel 2).

Project Location: The Project site is located in the southern portion of the City of Thousand Oaks in Ventura County (**Figure 1**). Specifically, the Project site is located north of U.S. 101 between Westlake Boulevard and Lindero Road exits (**Figure 2**). The existing uses surrounding the Project site include U.S. 101 to the south, the Promenade shopping center to the west, Thousand Oaks Boulevard to the north, and Lakeview Canyon Road to the east.

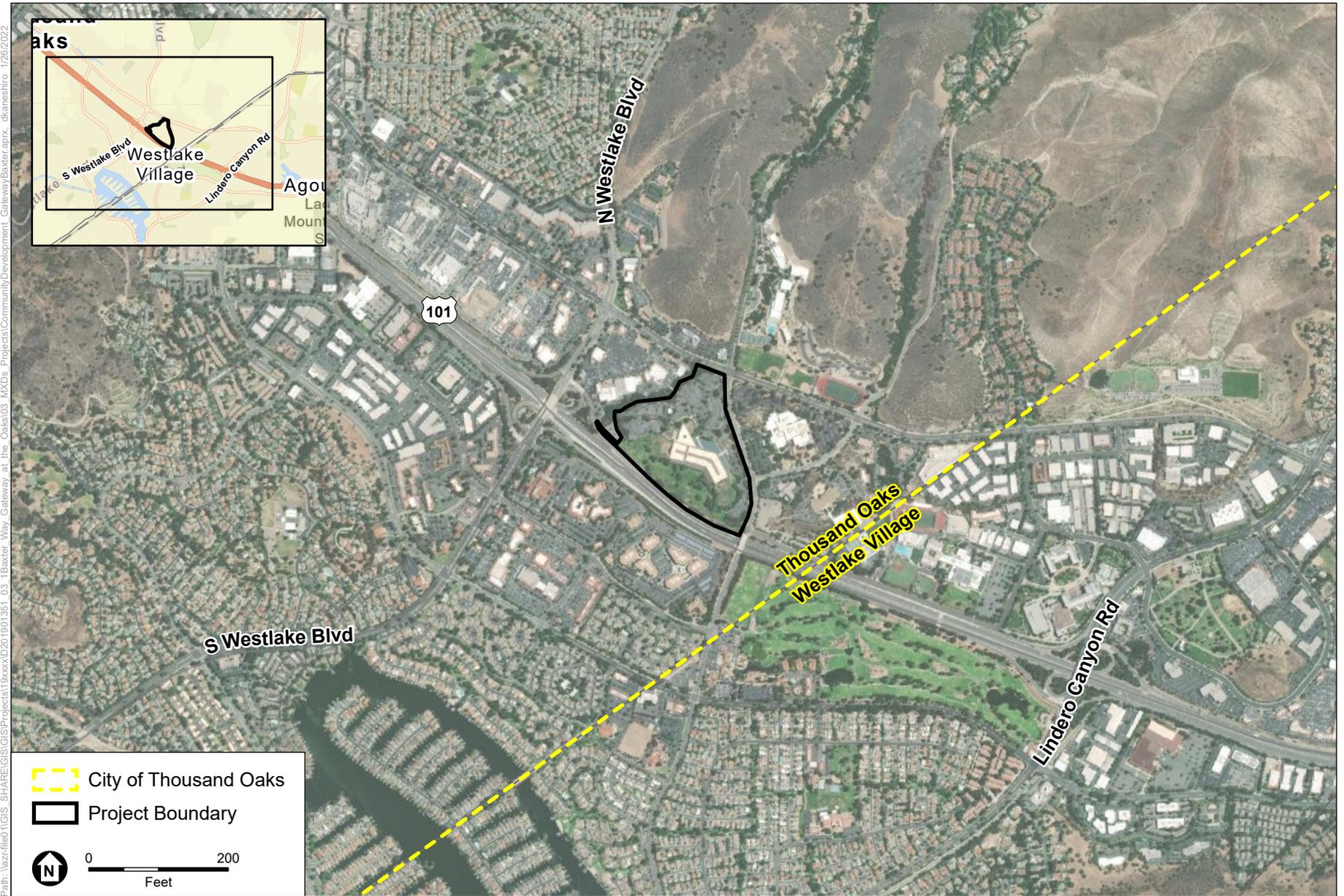


Path: \\azr-file01\GIS_SHARE\GIS\GIS\Projects\19xxxx\1901351_03_1\Baxter_Way_Gateway_at_the_Oaks\03_MXDs\Projects\CommunityDevelopment_Gateway\Baxter.aprx, dkameshiro_1/26/2022

SOURCE: ESRI; ESA, 2021

The Oaks Specific Plan
Figure 1
 Regional Location





SOURCE: ESRI, 2021; ESA, 2021.

The Oaks Specific Plan
Figure 2
 Project Vicinity

Project Components: The Project site consists of two existing parcels totaling 42.9 acres. These existing parcels include Assessor Parcel Number (APN) 680-0-230-715, which consists of approximately 2.5 acres, and APN 680-0-230-695, which consists of approximately 40.4 acres. The Project includes the consolidation of the two existing parcels and the subdivision of the consolidated parcels into two parcels. One parcel is proposed for the multi-family development and subterranean parking structure and consists of 8.8 acres (Parcel 1). The second parcel is proposed for the 4-story parking structure and existing Industrial building and consists of 34.1 acres (Parcel 2). The Project includes the implementation of two Planning Areas. Planning Area 1 (Multi-Family Residential) is proposed to be located within Parcel 1 and encompasses 8.8 acres. Planning Area 2 (Existing Industrial Park) is proposed to encompass the remaining 34.1 acres (**Figure 3**).

Planning Area 1 includes the construction of 264 apartment units and 274 subterranean parking spaces within two residential buildings and 161 surface parking spaces. The residential buildings would include three floor levels of residences and one subterranean level for parking. The maximum height of the residential buildings is approximately 50 feet above finished grade.

Planning Area 2 includes the construction of a 4-story parking structure with 925 spaces and 187 surface parking spaces. The proposed parking structure would replace 1,071 existing surface parking spaces that would be removed to accommodate development of both the residential buildings (Planning Area 1) and parking structure (Planning Area 2). Planning Area 2 also includes the existing 416,941-square-foot industrial office building and 167 existing surface parking spaces that will remain with the implementation of the Project.

Portions of Planning Areas 1 and 2 would be supplemented with valley and coast live oaks as well as western sycamores that would be replacement trees for oak and landmark trees to be removed as part of the Project. The removal of the oak and landmark trees is required to comply with the City's Oak Tree Preservation and Protection Guidelines (Res.2010-14) and Landmark Tree Preservation and Protection pursuant to Chapter 4, Title 9 of the Municipal Code. The Oak and Landmark Tree Preservation and Protection Guidelines are intended to ensure that protection and preservation methods are in place to safeguard oak and landmark trees, including replacement trees for each one removed at a 3:1 ratio (two 24-inch box and one 36-inch box trees) All mitigation trees will be planted within The Oaks Specific Plan 42.9-acre site.

Construction: The Project site will be constructed in two phases. Phase 1 includes the removal of the surface parking areas for the construction of the proposed parking structure and modifications to the existing internal circulation system to serve the proposed parking structure, the existing industrial office use, and the removal of various oak and sycamore trees.

Phase 2 includes the removal of surface parking areas for the construction of the four new residential buildings within Planning Area 1. Phase 2 also includes infrastructure and circulation improvements to accommodate the proposed residential buildings and the replacement parking structure. The existing internal circulation would be slightly modified. Site clearing and development will require the removal of various oak and sycamore trees. Replacement trees associated with both Phase 1 and Phase 2 would be installed within the Project site as part of Phase 2.

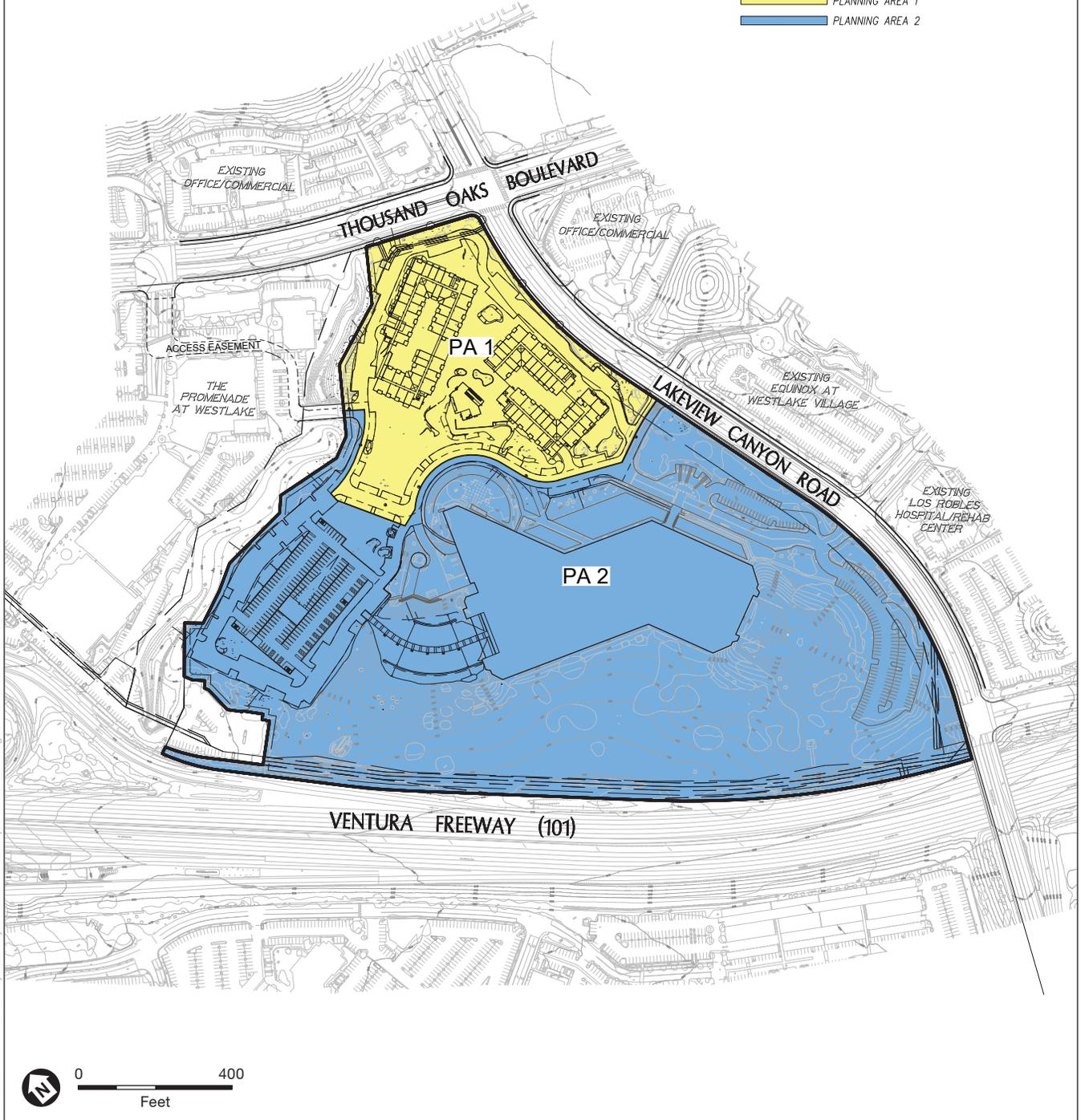
During construction activities associated with the two phases, the Project site would be graded and include approximately 86,722 cubic feet of cut and approximately 13,149 cubic feet of fill. In addition, the grading operations are anticipated to result in approximately 73,573 cubic feet of soil to be exported from the Project site.

PLANNING AREA SUMMARY:

	Acres
Planning Area 1 - Gateway	= 8.8
Planning Area 2 - One Baxter Way	= 34.1
Total Planning Areas	= 42.9

LEGEND

- THE OAKS BOUNDARY
- PLANNING AREA BOUNDARY
- PLANNING AREA 1
- PLANNING AREA 2



D:\2019\1351_03 - 1 Baxter Way-Gateway at The Oaks\05 Graphics-GIS-Modeling-USE AZURE

SOURCE: Hunsaker & Associates, 2022

The Oaks Specific Plan

Figure 3
Planning Areas and Site Plan



Discretionary Approvals by City of Thousand Oaks: The Project would require the following discretionary approvals from the City of Thousand Oaks.

General Plan Amendment. A general plan amendment is required to change the land use designation of the 8.8-acre residential portion (Planning Area 1) from Industrial to High Density Residential 15-30 dwelling units per net acre.

Zone Change. A zone change is required to revise the zoning of the Project site from Industrial Park Zone (M-1) to Specific Plan to accommodate multi-family residential development and Industrial Park (M-1) uses.

Specific Plan. A Specific Plan is required to provide a site-specific zoning document to implement the goals and policies of the General Plan and guide the orderly development of the Project, including regulations for land use, circulation, infrastructure, development standards, design guidelines and implementation measures to create a development that consist of residential and office industrial uses.

Development Agreement. A development agreement is required to memorialize the terms, conditions and obligations of the Project and provide vesting development rights for all components, land uses, public improvements and associated benefits to the City of Thousand Oaks and the property owner.

Land Division. A land division is required to subdivide the Project site into two parcels; one 8.8-acre parcel for the four new multi-family residential buildings, and one 34.1-acre parcel for the existing industrial office building and its replacement parking structure.

Protected Tree Permit. A protected tree permit is required for the encroachment and removal of existing Oak and Landmark Trees affected by the proposed development and implementation of The Oaks Specific Plan.

Residential Planned Development. A residential planned development approval is required for the redevelopment of surface parking areas to accommodate the development of Planning Area 1 (Multi-Family Residential) with 264 dwelling units within four multi-family residential buildings, subterranean parking structures, and associated amenity spaces.

9. Surrounding Land Uses and Setting.

The Project site includes an existing 416,941-square foot industrial office building and 1,249 surface parking spaces. Existing uses surrounding the Project site include U.S. 101 immediately to the south and offices south of U.S. 101, the Promenade at Westlake to the west, offices to the north across Thousand Oaks Boulevard, Westlake High School to the northeast across Thousand Oaks Boulevard, and offices and a fitness center to the east across Lakeview Canyon Road.

10. Other public agencies whose approval is required.

Additional approvals from other agencies may include a U.S. Army Corps of Engineers (USACE) Section 404 permit under the Clean Water Act (CWA), a California Department of Fish and

Wildlife (CDFW) approval for a Lake or Streambed Alteration Agreement (LSAA) under Section 1600 of the California Department of Fish and Game Code, and a Regional Water Quality Control Board approval under Section 401 of the CWA. The approvals may be required because the grading associated with the Project may impact the existing drainage along the northern boundary of the site. A jurisdictional delineation will be completed to determine if any waters of the U.S. or waters of the State are present and if the Project would impact any waters of the U.S. or waters of the State, and thus require approvals from USACE, CDFW, and RWQCB.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The California Native American tribes provided by the Native American Heritage Commission will be contacted to comply with Assembly Bill (AB) 52, and consultation will occur, if requested by any of the tribes. In addition, the California Native American tribes will be contacted to comply with Senate Bill (SB) 18, and consultation will occur, if requested by any of the tribes that are contacted.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial study:

- 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 in 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 “potentially significant unless mitigated” 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 potentially 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.

Environmental Checklist

Aesthetics

<u>Issues (and Supporting Information Sources):</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS — Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The Project includes a land division to create two parcels: one encompassing 8.8 acres (Parcel 1) and the second parcel encompassing 34.1 acres (Parcel 2). The Project includes improvements within two Planning Areas. Planning Area 1 (Gateway) is proposed to be located within Parcel 1 and encompass 8.8 acres. Planning Area 2 (Industrial Park) is proposed to encompass 34.1 acres. The proposed Project would include the construction of four, two- to-three-story residential buildings situated over one level of underground parking within Planning Area 1, and one four-story parking garage within Planning Area 2. Although the proposed buildings would be in similar scale and massing as the existing office building and surrounding development, the proposed Project may significantly affect scenic qualities of views in the surrounding area. These potential effects on views will be analyzed within the EIR using visual simulations and key photographs. Mitigation measures will be recommended, if necessary.
- b) **Potentially Significant Impact.** The Ventura Freeway is identified as an eligible scenic highway, per Caltrans California State Scenic Highway System Map¹. Although the U.S. 101 Freeway is not an officially state designated scenic highway, the City of Thousand Oaks has developed guidelines for development within the corridor of the U.S. 101 Freeway. The Guidelines for Development within the Corridors of the Route 101 and Route 23 Freeways (Guidelines) apply “to all property which is located wholly or partially within 1,000 feet of the centerlines of the 101 and 23 Freeways”. The Guidelines pertain to the Project, as a portion of the proposed development within Planning Area 2 is within 1,000

¹ Caltrans, 2019. Scenic Highways. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

feet of the centerline of the 101 Freeway. The proposed structures within Planning Area 1 are located beyond the 1,000-foot distance from the centerline of the U.S. 101 Freeway.

Because the Project is located within 1,000 feet of U.S. 101 Freeway and may have a potential to impact views from the U.S. 101 Freeway, a consistency evaluation with the guidelines for development within the U.S. 101 Freeway corridor will be conducted. The consistency evaluation and a discussion of potential visual impacts will be provided within the EIR. Mitigation measures will be recommended, if necessary.

- c) **Potentially Significant Impact.** The Project site is located within an urbanized area of the City. The Project would require discretionary entitlements, including a General Plan Amendment, zone change, Specific Plan, development agreement, land division, tree removal permit, and residential planned development permit. Such entitlements would require review from the City and associated permitting agencies prior to Project approval. As such, the Project may have the potential to conflict with applicable zoning and other regulations that govern scenic quality. Therefore, the Project may result in a significant impact. Therefore, these policies and regulations will be analyzed within the EIR. If necessary, mitigation measures will be provided.
- d) **Potentially Significant Impact.** The Project site is currently developed with an existing office building and surface parking lots. The addition of the proposed residential buildings, parking garage, and associated surface parking would introduce new light and glare sources to the Project area, including lighting to illuminate parking areas, driveways, doorways, walkways, and signs, as well as light and glare emitted from windows and vehicle headlights. The increases in light and glare will be evaluated within the EIR. Mitigation measures will be recommended, if necessary.
-

Agriculture and Forestry Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
II. AGRICULTURE AND FORESTRY RESOURCES —				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **No Impact.** The proposed Project would be constructed on land designated by the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (FMMP) as Urban/Built Up Land.² Construction and operation of the proposed Project would not result in a change to the designation nor would the proposed Project result in the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. Therefore, no impact would occur, and this issue will not be further discussed within the EIR.
- b) **No Impact.** The Project site is not located on land under a Williamson Act Contract and is not located on land zoned for agricultural use.³ The proposed Project would be located on land zoned as M-1 Zone (Industrial Park Zone). As a result, implementation of the proposed Project would not conflict with existing zoning or agricultural use or a

² California Department of Conservation (DOC). 2021. Important Farmland Maps: Ventura County. Available online at: <https://maps.conservation.ca.gov/DLRP/CIFF/>.

³ City of Thousand Oaks. 2021. City of Thousand Oaks General Plan Zoning. Available at <https://www.toaks.org/about-us/about-thousand-oaks/online-mapping>, accessed December 6, 2021.

- Williamson Act contract. No impact would occur, and this issue will not be discussed further within the EIR.
- c, d) **No Impact.** The City of Thousand Oaks General Plan Land Use Elements and zoning maps do not include zoning categories related to forest land, timberland, or timberland zoned as Timberland Production (City of Thousand Oaks, 2015)⁴. The proposed Project site is currently designation as industrial and is zoned as Industrial Park (M-1). Therefore, the Project would not conflict with existing zoning for forested land or timberland nor convert timberland or forested land to other uses. This issue will not be further discussed within the EIR as no impact would occur.
- e) **No Impact.** As discussed above, the Project area is not located on land designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, timberland, or forest land. Therefore, implementation of the proposed Project would not convert farmland or forestland. No impact would occur in regard to agricultural resources and this issue will not be further discussed within the EIR.
-

⁴ City of Thousand Oaks. 2021. City of Thousand Oaks General Plan Land Use Map. Available at <https://www.toaks.org/home/showdocument?id=330>, accessed December 6, 2021.

Air Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
III. AIR QUALITY —				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The proposed Project is located within the Ventura County portion of the South Central Coast Air Basin (SCCAB), which is under the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD) for air quality planning and control. As such, VCAPCD’s 2016 Air Quality Management Plan (AQMP) is the applicable air quality plan for the proposed Project. Implementation of the proposed Project has the potential to result in increases in pollutants and alter long-term local and regional air quality on and in the vicinity of the Project site. Consistency of the proposed land uses with the VCAPCD’s Air Quality Attainment Plans will be evaluated in the EIR, and mitigation measures, to the extent necessary, will be recommended to reduce potentially significant air quality impacts.
- b) **Potentially Significant Impact.** The City of Thousand Oaks has not developed specific air quality thresholds for air quality impacts. However, as stated in Appendix G of the *CEQA Guidelines*, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the above determinations. As such, the significance thresholds and analysis methodologies in the Ventura County Air Quality Assessment Guidelines (Guidelines) adopted by VCAPCD in 2003 are used in evaluating Project impacts. The Guidelines focus on reducing ozone precursor emissions, which includes ROG_s (also referred to as volatile organic compounds [VOCs]) and NO_x because these pollutants could jeopardize attainment of the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) for ozone in Ventura County. The other criteria pollutants of concern include: carbon monoxide (CO), which is a colorless and odorless gas and can cause dizziness, confusion, unconsciousness or even death at high levels; sulfur dioxide (SO₂), which is also colorless and can cause asthma exacerbation, including bronchoconstriction accompanied by symptoms of respiratory irritation, such as wheezing, shortness of breath and chest tightness; and respirable and fine particulate matter 10 microns or less in diameter

- (PM10) and 2.5 microns or less in diameter (PM2.5), which can worsen respiratory diseases, including asthma and chronic obstructive pulmonary disease, leading to hospitalization and emergency department visits and respiratory mortality. Implementation of the proposed Project may significantly alter long-term local and regional air quality conditions, including emissions of criteria pollutants. Short-term impacts include construction equipment exhaust emissions and fugitive dust from grading and soil disturbances. Long-term emissions are anticipated to primarily consist of mobile emissions from automobiles and urban uses. The EIR will focus on addressing local and regional impacts on sensitive land uses. Changes in motor vehicle travel associated with the Project will be evaluated in the EIR to determine impacts to local and regional air quality. Mitigation measures will be recommended to reduce potential significant air quality impacts, if necessary.
- c) **Potentially Significant Impact.** The Project would have the potential for sensitive receptors to be exposed to localized air quality impacts from toxic air contaminants (TACs) from on-site sources during Project construction and operations, and CO hotspots during operation from the increase in vehicle operation in the local area. Sensitive receptors are individuals who are considered more sensitive to air pollutants than others. The reasons for greater than average sensitivity may include pre-existing health problems, proximity to emissions sources, or duration of exposure to air pollutants. Schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because children, elderly people, and the infirm are more susceptible to respiratory distress and other air quality-related health problems than the general public. Residential areas are considered sensitive to poor air quality because people usually stay home for extended periods of time, with associated greater exposure to ambient air quality. The nearest sensitive receptors that are located in proximity to the Project Site include Westlake High School to the north and Los Robles Rehabilitation Hospital to the east. Implementation of land use changes associated with the proposed Project may significantly alter long-term local and regional air quality conditions, which has the potential to expose sensitive receptors to increase pollutant concentrations. Further analysis will be included in the EIR. To the extent necessary, mitigation measures will be recommended to reduce potential significant air quality impacts to sensitive receptors.
- d) **Potentially Significant Impact.** Potential activities that may emit odors during construction include the use of architectural coatings and solvents, as well as the combustion of diesel fuel in on-and off-road equipment. In addition, the Proposed Project would comply with the applicable provisions of the CARB Air Toxics Control Measure regarding idling limitations for diesel trucks. Through mandatory compliance with VCAPCD Rules, no construction activities or materials are expected to create objectionable odors affecting a substantial number of people. Although no substantial objectionable odors are anticipated with the Project, potential odors will be addressed in the EIR. Mitigation measures will be provided, if necessary.

Biological Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES — 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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** Because the Project site is located immediately adjacent to an existing drainage that potentially contains nesting bird habitat, a biological resources report that evaluates the potential for impacts to sensitive habitats and species will be prepared. Such analysis will incorporate updated spatial data from the California Natural Diversity Database and will address recent changes to the status of federal and State listed species. Additional resources, such as the environmental document prepared for the Promenade at Westlake in the 1990’s, as well as the species mentioned in Table 2.1 of the Background Environmental Report prepared for the City’s General Plan Update will be reviewed.⁵ The findings as well as any necessary mitigation measures from the biological resources report will be incorporated into the EIR.
- b) **Potentially Significant Impact.** The Project site currently contains a number of ornamental and shade trees. According to the National Wetlands Inventory, there are no wetlands on the Project site. However, riparian areas and intermittent drainages are located

⁵ City of Thousand Oaks, 2020. Background Environmental Report prepared for the TO2045 General Plan Update. Table 2.1, page 17. January 2020.

- along the northwest boundary of the Project site adjacent to the Promenade at Westlake. The remainder of the site primarily includes an asphalt paved surface parking lot. Implementation of future development may result in impacts to existing sensitive habitats and riparian areas during construction, and a potentially significant impact may occur. This issue will be evaluated in the EIR. Mitigation measures will be provided, if necessary.
- c) **Potentially Significant Impact.** The Project site currently slopes from the southeast to the north and northwest. According to the National Wetlands Inventory, there are no wetlands on the Project site.⁶ However, edge impacts during construction (grading of the Project site) may occur, within an adjacent riparian area located on the northwest boundary of the Project site adjacent to the Promenade at Westlake. Future development under the proposed Project may affect existing state or federally protected wetlands, and thus a potentially significant impact may occur. This issue will be evaluated in the EIR. Mitigation measures will be provided, if necessary.
- d) **Potentially Significant Impact.** The Project site is located within an urban location within the City. Based on a review of the City of Thousand Oaks Conservation Element, the Project site does not include a designated wildlife corridor.⁷ The nearest designated wildlife corridor is located approximately 1.5 miles northeast of the Project site, north of E. Hillcrest Drive. Because the Project site is located adjacent to an existing drainage that has vegetation and could provide a corridor for wildlife movement, an evaluation of the potential Project impacts to the adjacent drainage will be addressed in the EIR.
- e) **Potentially Significant Impact.** The Project site currently contains 578 trees, 428 of which are regulated under the City of Thousand Oaks Municipal Code. As the Project would include the removal of protected (i.e., oak) or landmark trees (i.e., black walnut and sycamore) trees on the Project Site, there is a potential for existing local policies or ordinances protecting biological resources to be impacted by the development of the proposed Project. An Arborist Report was prepared for the Project. The EIR will include a review of all relevant policies and ordinances as well as summarize the findings of the Arborist Report. Mitigation measures will be recommended.
- f) **No impact.** Based on a review of the CDFW, California Regional Conservation Plans, and existing conditions reports for the City of Thousand Oaks, there are no Habitat Conservation Plans or other approved habitat conservation plans located on the Project site.⁸ This issue will not be further discussed in the EIR.

⁶ U.S. Fish and Wildlife Service, 2021. National Wetlands Inventory Mapper. Available at <https://www.fws.gov/wetlands/data/mapper.html>, accessed December 8, 2021.

⁷ City of Thousand Oaks, 2013. Thousand Oaks General Plan – Conservation Element. Adopted October 2013. Available at <https://www.toaks.org/home/showpublisheddocument?id=332>, accessed January 9, 2022.

⁸ City of Thousand Oaks, 2020. Background Environmental Report prepared for the TO2045 General Plan Update. January 2020.

Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** Based on reviews of historical maps, the Project site including the surface parking lots and the Baxter Office Building was constructed in 1981. As a result, the Baxter Building does not meet the California Office of Historic Preservation’s 45-year threshold for consideration as a historical resource. However, because the Project includes construction of subterranean residential parking and a four-story parking structure, ground disturbances within the Project area would exceed the depths of previous construction disturbances associated with the existing surface parking lot. As such, a cultural resources evaluation for the potential of historic resources on the Project site would be conducted. Potential impacts to historical resources will be discussed and mitigation measures will be provided in the EIR, if necessary.
- b) **Potentially Significant Impact.** Because the Project includes construction of subterranean residential parking and a four-story parking structure, ground disturbances within the Project area would exceed the depths of previous construction disturbances associated with the existing surface parking lot. As such, an archaeological resources assessment will be prepared to support the Cultural Resources section of the EIR. The assessment will include a review of available cultural resources reports in connection with development of the Promenade at Westlake; a records search at the California Historical Resources Information System - South Central Coastal Information Center (CHRIS-SCCIC) at California State University, Fullerton to identify previous archaeological studies and archaeological resources recorded within 0.5 mile of the Project area; a Sacred Lands File search at the Native American Heritage Commission; geo-archaeological review of geology/soils maps and any available geotechnical studies to assess the potential for subsurface archaeological resources; site visit; and preparation of an Archaeological Resources Assessment Report. Potential impacts to archaeological resources will be assessed, and mitigation measures will be recommended in the EIR, as necessary.
- c) **Potentially Significant Impact.** Potential impacts to human remains associated with the future development of the proposed Project will be assessed in the EIR. The Native American Heritage Commission will be contacted regarding existing resources in the

Project area. Mitigation measures will be recommended in the EIR, as necessary, to reduce potentially significant impacts to human remains.

Energy

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VI. ENERGY — Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a, b) **Potentially Significant Impact.** The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code (CALGreen Code) and the Building Energy Efficiency Standards, with which the proposed Project would be required to comply, as well as discussions regarding the proposed Project’s potential effects related to energy demand during construction and operations, will be provided in the EIR. Mitigation measures will be provided, if necessary.

Geology and Soils

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS — Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a.i–a.iv) **Potentially Significant Impact.** The faults most susceptible to earthquake rupture are active faults, which have experienced surface displacement within the last 11,000 years. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone; however, the closest active faults to the site with the potential for surface fault rupture are the Semi-Santa Rosa fault zone and the Malibu Coast fault, located approximately 7.5 miles and 8.3 miles from the site, respectively. The San Andreas fault, which is the largest active fault in California, is approximately 41 miles northeast of the site. The EIR will provide a discussion of potential impacts from fault rupture. Additionally, the potential for seismic ground shaking may occur on the Project site due to rupture of a known fault. Future development under the proposed Project has the potential to expose persons to hazards from strong seismic ground shaking. In the future, the Project site could be affected by major seismic events following active fault systems in other regions of California. The principal potential earthquake hazard for the County is ground shaking, which could cause

damage to buildings and infrastructure such as bridges and pipes. The distance between the project site and the active faults minimizes this potential.

Liquefaction is a phenomenon where unconsolidated and/or near saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. A geological and seismic hazards evaluation will be prepared and incorporated in the EIR to determine the potential for liquefaction impacts. The geologic and seismic hazards evaluation will be prepared for the Project, which will evaluate potential geotechnical hazards such as fault rupture, seismic ground shaking, landslides, lateral spreading, subsidence, liquefaction, collapse, and expansive soil. The results of the evaluation will be incorporated within the EIR to evaluate geologic hazards that could affect future development on the Project site. Mitigation measures will be developed to address potential impacts from potential geologic hazards or conditions, if necessary.

- b) **Potentially Significant Impact.** Future development in accordance with the proposed Project may result in potentially significant impacts regarding soil erosion or the loss of topsoil. As discussed above, a geologic and seismic hazards evaluation will be prepared to evaluate soil characteristics and potential geologic hazards or conditions. Furthermore, potential water quality issues resulting in soil erosion or loss of topsoil from the Project will be discussed within the EIR. Mitigation measures pertaining to topsoil loss and soil erosion will be recommended, as necessary.
- c) **Potentially Significant Impact.** Future Project development may result in potentially significant impacts regarding unstable soils during excavation and grading of the Project. Effects of Project development will be analyzed within the geologic and seismic hazards evaluation prepared for the Project. The results of the evaluation will be summarized within the EIR. Potential mitigation measures will be developed, as necessary, to reduce potential significant impacts.
- d) **Potentially Significant Impact.** Expansive soils are predominantly comprised of clays, which expand in volume when water is absorbed and shrink when the soil dries. Expansion is measured by shrink-swell potential, which is the volume change in soil with a gain in moisture. Soils with a moderate to high shrink-swell potential can cause damage to roads, buildings, and infrastructure. Future development on the Project site may be exposed to potential significant impacts regarding expansive soil. Therefore, the EIR will discuss this issue and provide mitigation measures, as necessary.
- e) **No Impact.** The proposed Project would not include the installation or use of septic tanks or alternative wastewater disposal systems. Therefore, no construction or operational impacts associated with septic tanks or alternative wastewater disposal systems would occur. This issue will not be further discussed in the EIR.
- f) **Potentially Significant Impact.** Paleontological resources may be impacted by future development on the Project site. A records search will be conducted and the findings will be summarized within the EIR. Mitigation measures will be recommended, if necessary.

Greenhouse Gas Emissions

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS —				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a, b) **Potentially Significant Impact.** Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual Project’s GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual Project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed Project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO2) and, to a lesser extent, other GHG pollutants, such as methane (CH4) and nitrous oxide (N2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Because construction and operation of the proposed Project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, there may be a potentially significant impact. Therefore, the EIR will estimate the Project’s direct and indirect emissions of greenhouse gases and evaluate the Project’s potential to generate a significant greenhouse gas impact. Mitigation measures will be provided, if necessary.

Hazards and Hazardous Materials

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS —				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The proposed Project includes the development of residential uses and associated surface parking that may result in the long-term use and/or transport hazardous materials. Furthermore, short-term construction activities would involve transport, use, and disposal of hazardous materials such as solvents, oils, grease, and cleaning fluids. Hazardous materials may be needed for fueling and servicing construction equipment on the site. The transport, use, or storage of hazardous materials amongst the proposed land uses during both construction and operation will be assessed in the EIR. Past hazardous materials incidents will be investigated in the EIR to determine their potential effect on future land uses proposed on the Project site. This potential may be significant and mitigation measures will be provided, if necessary.
- b) **Potentially Significant Impact.** As described above, potential development associated with the Project would include the development of residential uses that may use and/or transport hazardous materials. Additionally, the increase of surface parking on the Project site could accumulate hazardous materials, such as gasoline, diesel fuels, and other materials associated with the use of automobiles. Therefore, the potential exists for there

- to be upset/accident conditions involving the release of hazardous materials into the environment. The EIR will address this issue in more detail and will provide mitigation measures, as necessary.
- c) **Potentially Significant Impact.** The nearest school to the Project site is Westlake High School, located at the intersection of Thousand Oaks Boulevard and Lakeview Canyon Road, adjacent and northeast of the site. The proposed Project may include construction or operational uses that have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials and substances. The EIR will analyze the potential for Project impacts to Westlake High School. Mitigation measures will be developed, as necessary to reduce potential impacts to schools from hazardous materials.
- d) **Potentially Significant Impact.** Hazardous materials may have chemical, physical, or biological properties that make them capable of causing illness, death, or some other harm to humans and other life forms when mismanaged or released into the environment through processing, storage, waste, transport, or use. Past uses on the Project site included office and commercial uses. Additionally, a closed Leaking Underground Storage Tank (LUST) cleanup site is located east and adjacent to the Project site at the previous GTE California General Office, which was located at the intersection of Lakeview Canyon Road and S. Via Madre.⁹ The potential contaminant of concern was diesel, and the media of concern was groundwater that was not used for drinking water. A further discussion of potential hazardous materials will be provided in the EIR. Mitigation measures will be provided, if necessary.
- e) **No Impact.** The nearest airport to the Project site is Camarillo Airport, which is approximately 15 miles to the west. Van Nuys Airport is approximately 19 miles to the east of the Project site. As such, the proposed Project would not be 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, and the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. This issue will not be further discussed in the EIR.
- f) **Potential Significant Impact.** The proposed introduction of new residential uses may result in development intensities that increase traffic that could physically interfere with an adopted emergency response plan. This potential effect will be addressed in the EIR, and mitigation measures will be provided, as necessary.
- g) **Potentially Significant Impact.** Fire hazards are typically highest in heavily wooded areas because trees and grasslands are a great source of fuel for fires. The Project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) as identified by the

⁹ California State Water Resources Control Board (SWRCB), 2021. Geotracker Environmental Database, GTE California General Office (T0611101121). Available at https://geotracker.waterboards.ca.gov/profile_report?global_id=T0611101121, accessed December 8, 2021.

California Department of Forestry and Fire Protection (CalFire).¹⁰ However, the site is directly adjacent to a VHFHSZ, as well as located within a Wildland Urban Influence Zone.¹¹ Given that the Project site and surrounding areas are located adjacent to areas susceptible to wildland fires, the Applicant will prepare a fuel modification plan and landscape plan, which would be reviewed and would require approval by the Ventura County Fire Protection District (VCFPD). As there is a potential for wildland fires to occur on the Project site, the EIR will analyze potential wildland fire impacts on the Project site and will recommend mitigation measures, as necessary.

¹⁰ California Department of Forestry and Fire Protection (CalFire), 2010. Very High Fire Hazard Severity Zones in LRA as Recommended by CalFire, Thousand Oaks. October 6, 2010. Available at https://osfm.fire.ca.gov/media/6024/thousand_oaks.pdf, accessed December 8, 2021.

¹¹ California Department of Forestry and Fire Protection (CalFire), 2019. Wildland Urban Interface (WUI) Map. Prepared December 2019, available at https://frap.fire.ca.gov/media/10300/wui_19_ada.pdf, accessed December 8, 2021.

Hydrology and Water Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a, e) **Potentially Significant Impact.** The Project site is located within an urban area that is primarily developed with retail, commercial, office, and industrial uses. Development of the Project would include construction and operation of two residential buildings with subterranean parking and a four-story parking structure. During construction, the proposed Project may result in the degradation of water quality and result in violations of water quality or water discharge standards due to grading of level pads and utilities construction for the buildings in each Planning Area. Operation of the Project has the potential for pollutants, such as fuels, solvents, and other automobile and residential contaminants. As such, the Applicant will prepare a Hydrology Report and Water Quality Management Plan (WQMP), which will be reviewed and incorporated into the EIR. Specifically, the EIR will qualitatively address the water quality standards and waste discharge requirements and assess the potential for impacts to groundwater and applicable groundwater sustainability plans resulting from future development. Mitigation measures will be recommended, if necessary.

- b) **Potentially Significant Impact.** The proposed Project is primarily pervious with the exception of the existing Baxter Office Building and the existing surface parking lots. The Project would construct four residential buildings, one above-ground parking structure, and surface parking lots. These features would be impervious in nature and may reduce or increase infiltration rates into the groundwater basin depending on the amount of pervious surfaces proposed as part of the Project compared to existing pervious surfaces on the Project site. As such, the EIR will address infiltration rates and potential groundwater recharge impacts and provide mitigation measures, if necessary, to reduce potential impacts.
- c.i) **Potentially Significant Impact.** Development of the proposed Project may result in an increased amount of runoff during construction and operational activities. Construction activities could increase runoff that could lead to erosion or siltation within or adjacent to the Project site. Operational activities associated with future development could alter existing drainage patterns that could cause erosion or siltation. The EIR will address the potential for future development to cause erosion due to drainage pattern alterations within or adjacent to the Project site. As necessary, mitigation measures will be recommended to reduce potential impacts.
- c.ii) **Potentially Significant Impact.** Development of the proposed Project may result in an increased amount of runoff during construction and operational activities. Construction activities could increase runoff that could lead to flooding within or adjacent to the Project site. Operational activities associated with future development could alter existing drainage patterns that could cause flooding. The EIR will address the potential for future development to substantially increase the rate or amount of surface runoff that could flood areas within or adjacent to the Project site. As necessary, mitigation measures will be recommended to reduce potential impacts.
- c.iii) **Potentially Significant Impact.** The proposed Project may result in development that could affect existing infrastructure systems, including existing flood control facilities. The Project site currently contains an office building and surface parking lots, as well as landscaping. Implementation of the Project may or may not result in higher runoff volumes during storm events. The EIR will assess the Project's potential impacts to existing or planned stormwater drainage systems as well as the potential to contribute substantial additional polluted runoff.
- c.iv) **Potentially Significant Impact.** Construction of the proposed Project may potentially alter existing drainages that could result in erosion or flooding or exceed the capacity of a drainage system. Once constructed, the Project would result in an alteration of the drainage pattern of the existing land surface. The impact would be the addition of hardscape that would concentrate the flow of surface water runoff. This concentrated flow could result in drainage issues related to erosion, siltation, flooding, drainage system capacity, or additional sources of polluted runoff. As such, the EIR will assess the Project's potential impacts

- d) **Less than Significant Impact.** The proposed Project area is located within the Federal Emergency Management Act (FEMA) Flood Zone X, indicating a moderate to low risk for flooding.¹² Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Tsunamis are sea waves generated by large-scale disturbance of the ocean floor that induces a rapid displacement of the water column above. The Project site is located approximately nine miles northeast of the Pacific Ocean and would not be subject to the maximum force of a Pacific Ocean tsunami. The Project site is 0.75 miles northeast of the nearest enclosed body of water (Westlake Lake) and 1.7 miles from the Westlake Reservoir. Although the Project site is in close proximity of enclosed bodies of water, dam inundation maps for the Westlake Reservoir indicate that the Project site is located at a higher elevation and would not be affected by a seiche or dam inundation.¹³ Therefore, the Project would not risk release of pollutants due to Project inundation within flood hazard, tsunami, or seiche zones. A less than significant impact would occur. This issue will not be further discussed in the EIR.
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¹² Federal Emergency Management Agency (FEMA), 2018. Flood Insurance Rate Map, Los Angeles County, California and Incorporated Areas, Map No. 06111C0989F, April 4, 2018.

¹³ California Department of Water Resources, 2018. Westlake Reservoir DWR Dam No. 1073, National ID No. CA00904, Los Angeles County, CA., Sunny Day Failure Inundation Maps. Prepared September 21, 2018.

Land Use and Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XI. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Less than Significant Impact.** The proposed Project is located in an urban area in the City of Thousand Oaks. The uses surrounding the Project site include U.S. 101 to the south, the Promenade shopping center to the west, Thousand Oaks Boulevard to the north, and Lakeview Canyon Road to the south. The proposed apartments and parking structure would be separated from the existing Promenade shopping center by the existing northeast to southwest drainage. The uses north of Thousand Oaks Boulevard include offices; Westlake High School is located northeast of the Project site. East of the Project site are office uses. Approximately 0.5 mile northwest of the site are residential uses. The established community in the project vicinity includes a mix of land uses. The addition of the proposed apartments and parking on the Project site would not result in a division of the existing established community in the Project vicinity, and therefore, less than significant impacts would occur. This issue will not be further discussed in the EIR.
- b) **Potentially Significant Impact.** Development of the proposed Project includes General Plan Amendment, zone change, specific plan, development agreement, land division, protected tree permit, and residential planned development permit. The EIR will evaluate the applicable plans and policies including those within the City of Thousand Oaks General Plan and Municipal Code. Mitigation measures will be recommended to reduce potential conflicts, if necessary.

Mineral Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XII. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **No Impact.** No significant mineral resources exist within the Thousand Oaks planning area; mineral resources are not inventoried in the General Plan, and it contains no policies related to mineral resources.¹⁴ According to the United States Geological Survey (USGS) Mineral Resources Data System, the Project area is not identified as a known mineral resource area and does not have a history of mineral extraction uses.¹⁵ Therefore, the proposed Project would not result in the loss of availability of a known mineral resource, and no impact would occur. This issue will not be discussed further within the EIR.
- b) **No Impact.** The proposed Project area is not currently used for mineral extraction and is not known as a locally important resource recovery site. Further, the Project area is not delineated on the City of Thousand Oaks General Plan for mineral resource recovery uses.¹⁶ Therefore, no impact would occur, and this issue will not be discussed further within the EIR.

¹⁴ City of Thousand Oaks, 2013. City of Thousand Oaks General Plan, Conservation Element, amended October 22, 2013.

¹⁵ United States Geological Survey (USGS). 2020. Mineral Resources Data System. Available <https://mrdata.usgs.gov/mineral-resources/mrds-us.html>. Accessed December 8, 2020.

¹⁶ City of Thousand Oaks, 2013. City of Thousand Oaks General Plan, Conservation Element, amended October 22, 2013.

Noise

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIII. NOISE — 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a, b) **Potentially Significant Impact.** While the Project site currently contains an existing office building and associated surface parking lots, the site is located within the City limits and existing surrounding land uses include nearby commercial uses to the south and west of the Project site, including the Promenade at Westlake, Lakeview Canyon Road and industrial office development to the east, and an existing high school and open space to the north. The Project has the potential to increase ambient noise and vibration levels during construction, particularly associated with haul trucks to and from the Project site. Additionally, the level of operational noise levels associated with the proposed Project could also occur. The primary noise-sensitive land uses that are located in proximity to the Project site include Westlake High School to the north and Los Robles Rehabilitation Hospital to the east in the Project vicinity. The Hyatt Regency Westlake Hotel and the Living Well Church are located to the southwest of the site, south of U.S. 101 Freeway. The Westlake Golf Course is located to the southeast, south of U.S. 101 Freeway. Both of these two, across U.S. 101 Freeway, are too far from the Project site and are masked by the freeway noise.

The proposed Project would include construction of 264 residential units and 274 subterranean parking spaces within two residential buildings, 161 surface parking spaces, and a parking structure with 925 parking spaces and 187 surface parking spaces. As such, construction-related activities associated with the proposed Project would result in a temporary increase in ambient noise and groundborne vibration levels from the use of heavy equipment. Such temporary increases in noise and ground-borne vibration levels could exceed established noise and vibration standards at sensitive receptors in the Project vicinity. Further analysis would be required to ensure such impacts do not occur.

Based on the above, the proposed Project could result in the 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 and/or excessive groundborne vibration or groundborne noise levels. Therefore, the Project could result in a potentially significant impact. Mitigation measures will be recommended to reduce potential impacts, if necessary.
- c) **No Impact.** The proposed Project would not locate noise-sensitive uses within an airport land use plan area, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip, heliport, or helistop. While the City of Thousand Oaks is beneath the flight paths for approaches and departures from Los Angeles International Airport and Burbank Airport, its distance from these facilities means that aircrafts are normally at a relatively high altitude and are widely dispersed resulting in no substantial noise impact when compared to background traffic noise. Other airports that result in air traffic over the City include the Oxnard, Camarillo, Santa Monica, and Van Nuys Airports, the nearest of which is approximately 15 miles east of the Project site. Additionally, there are no heliports or helistops within the vicinity of the Project site. Therefore, the proposed Project would not result in an exposure of noise-sensitive uses to excessive noise levels from such uses. No impact would occur, and therefore, this issue will not be further discussed in the EIR.
-

Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING — Would the project:				
a) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The Proposed Project Site, which encompasses approximately 42.9 acres would be developed with two residential buildings and one aboveground parking structure. Both residential buildings will consist of 264 dwelling units: Building A (140 units) and Building B (124 units). Therefore, the proposed Project will directly intensify population and housing on the Project site. The EIR will evaluate the potential impacts related to population and housing growth and provide mitigation measures to reduce potential impacts, if necessary.
- b) **No Impact.** The existing conditions of the Project site are either undeveloped land or existing industrial buildings. Implementation of the proposed Project would not displace any existing housing through construction or operation. Therefore, the Project would not impact existing people or housing, and this issue will not be further evaluated in the EIR.

Public Services

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XV. PUBLIC SERVICES —				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a.i) **Potentially Significant Impact.** The Project area receives fire protection services by the Ventura County Fire Department (VCFD). The VCFD covers 848 square mile service areas and serves more than 480,000 people in both the City of Thousand Oaks as well as unincorporated parts of Ventura County and other cities within the County.¹⁷ Implementation of the proposed Project would increase population and housing growth that could result in the need for new or physically altered government facilities to maintain acceptable service ratios, response times, or other performance objectives of the VCFD. The EIR will analyze potential environmental impacts associated with potential increases in fire facilities to adequately serve the proposed Project. Mitigation measures will be recommended, if necessary.
- a.ii) **Potentially Significant Impact.** The Project area receives police protection services by the Ventura County Sherriff's Department.¹⁸ Changes in land use associated with the proposed Project will allow an increased level of urban development on the Project site. This increased intensity is expected to increase police services and could increase the need for additional police personnel and facilities. The EIR will analyze potential environmental impacts associated with potential increases in police facilities to adequately serve the proposed Project. Mitigation measures will be recommended, if necessary.
- a.iii) **Potentially Significant Impact.** The Project Site is located within the service area of the Conejo Valley Unified School District (CVUSD). The school district operates four high schools, four intermediate and 19 elementary schools. The implementation of the proposed

¹⁷ City of Thousand Oaks. 2020. Fire Department. Available <https://www.toaks.org/departments/fire.>, accessed December 6, 2021.

¹⁸ City of Thousand Oaks. 2020b. Police Department. Available <https://www.toaks.org/departments/police.>, accessed December 6, 2021.

Project would result in an increase in housing units within the CVUSD, and therefore, will increase student population. This increase in student population could impact existing enrollment capacities at schools within the Conejo Valley School District. The EIR will address the potential impacts to school facilities and include mitigation measures, if required.

a.iv) **Potentially Significant Impact.** Implementation of the proposed Project will increase residential population within the Project vicinity, and therefore, increase the demand for parks. The EIR will analyze potential impacts to parks and will include mitigation measures, if necessary.

a.v) **Potentially Significant Impact.** Implementation of the proposed Project has the potential to impact various public facilities including libraries. The EIR will analyze potential impacts from the implementation of the proposed Project. Mitigation measures will be recommended, if necessary.

Recreation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVI. RECREATION —				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** Implementation of the proposed Project would increase population on the Project site and increase the demand for recreation facilities. The Project will include recreational amenities as part of the proposed residential development. The EIR will evaluate the potential for physical deterioration impacts on existing parks and recreational facilities from the potential Project demand. Mitigation measures will be identified to reduce potential impacts, if necessary.
- b) **Potentially Significant Impact.** Implementation of the proposed Project would result in the development of park and recreational facilities to serve the increased population, including trails, a community pool, and children’s play area. The potential adverse physical effects resulting from the addition of new facilities will be addressed in the EIR. Mitigation measures will be recommended, if necessary.

Transportation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVII. TRANSPORTATION — Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** Project development would result in increased vehicle trips that may result in traffic impacts that may conflict with an existing plan, policy, or ordinance. The EIR will evaluate existing applicable plans, ordinances and/or policies related to transportation. Mitigation measures will be recommended, if necessary, to reduce potential transportation impacts.
- b) **Potentially Significant Impact.** The proposed development would result in an increase of people, and as a result increase of automotive travel. A vehicle miles traveled (VMT) Study will be prepared by the City’s traffic consultant for the Project. The results of the Study will be summarized and incorporated into the EIR. Mitigation measures will be recommended, if necessary to reduce potential Project-related and cumulative VMT impacts.
- c) **Potentially Significant Impact.** The Project area has been previously graded, and infrastructure such as streets, sidewalks and utilities were installed for the office development that exists within both Planning Areas 1 and 2. The proposed Project would develop new driveways to access the proposed residential developments and parking garage. These new roadway features or alignments may alter the geometric design of an existing roadway. As such, the EIR will evaluate potential hazards due to a geometric design feature or incompatible use. Mitigation measures will be provided within the EIR, as necessary to reduce safety and roadway design hazards.
- d) **Potentially Significant Impact.** Implementation of the proposed Project would result in construction activities that could impede emergency vehicles from accessing their destination. In addition, the proposed development would increase vehicular traffic that could impede emergency vehicles from accessing their destination. These potential construction and operational impacts will be analyzed in the EIR, and mitigation measures will be recommended, if necessary.

Tribal Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES —				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, 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:				
i) 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a.i, a.ii) **Potentially Significant Impact.** AB 52 establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to tribal cultural resources, as defined in Public Resources Code Section 21074, as part of CEQA. AB 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015, which includes the Project. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. Although the City has not received a formal AB 52 request from any Native American tribe, the City will be providing AB 52 notice to the tribes that the Native American Heritage Commission provides within their response to the Sacred Lands Files request. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. In addition, the City will provide Senate Bill (SB) 18 notices to tribes. The tribes will have up to 90 days to request consultation under SB 18. If there is a request, then the City would begin consultation. Should any information be gained during the consultation processes, it would be used to analyze impacts to tribal cultural resources in an EIR. There are no known cultural resources on the Project site that are either listed or have been determined to be eligible for listing in the California Register of Historic Places or in a local register of historical resources; however, the existence of tribal cultural resources on the Project Site is currently unknown. Therefore, further

analysis of the topic will be provided in the EIR to determine the potential for, and significance of, the Project's impacts on tribal cultural resources.

Utilities and Service Systems

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS —				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** Implementation of the Project would increase the water, wastewater, and power use on the Project site. The Project site is located near existing urban infrastructure that may or may not have the capacity for the increased use of these utilities. As such, the EIR will analyze the potential impacts regarding the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, and telecommunications facilities.
- b) **Potentially Significant Impact.** Development of the proposed Project will modify potable and non-potable water demand on the Project site. This change in demand may impact the existing available water supplies. The EIR will address the change in water demand and the need for additional sources of water supply to adequately serve the proposed Project. Mitigation measures will be recommended, if necessary.
- c) **Potentially Significant Impact.** The proposed Project would increase the generation of wastewater and increase the demand for wastewater treatment. Potential impacts on wastewater treatment capacity will be addressed in the EIR, and mitigation measures will be recommended, if necessary.
- d, e) **Potentially Significant Impact.** Implementation of the proposed Project would increase the generation of solid waste due to construction and operation of the proposed residential buildings. This increase in solid waste may impact the existing landfills that currently serve

the Project vicinity. As Statewide policies regarding solid waste become progressively more stringent, reflecting Assembly Bill (AB) 939, AB 341, and AB 1826, development projects, including the proposed Project would be required to adhere to state and local regulations for waste reduction, recycling policies, and organic solid waste reduction targets. The EIR will evaluate these potential impacts and consistency with waste reduction targets, and mitigation measures will be recommended, if necessary.

Wildfire

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XX. WILDFIRE — 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a–d) **Potentially Significant Impact.** Fire hazards are typically highest in heavily wooded areas because trees and grasslands are a great source of fuel for fires. The Project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) as identified by the California Department of Forestry and Fire Protection (CalFire).¹⁹ However, the site is directly adjacent to a VHFHSZ, as well as located within a Wildland Urban Influence Zone.²⁰ Given that the Project site and surrounding areas are located adjacent to areas susceptible to wildland fires, a fuel modification plan will be prepared and require review and approval by the Ventura County Fire Protection District (VCFPD). As there is a potential for wildland fires to occur on the Project site, the EIR will analyze potential wildfire impacts on the Project site and will recommend mitigation measures, as necessary.

¹⁹ California Department of Forestry and Fire Protection (CalFire), 2010. Very High Fire Hazard Severity Zones in LRA as Recommended by CalFire, Thousand Oaks. October 6, 2010. Available at https://osfm.fire.ca.gov/media/6024/thousand_oaks.pdf, accessed December 8, 2021.

²⁰ California Department of Forestry and Fire Protection (CalFire), 2019. Wildland Urban Interface (WUI) Map. Prepared December 2019, available at https://frap.fire.ca.gov/media/10300/wui_19_ada.pdf, accessed December 8, 2021.

Mandatory Findings of Significance

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE —				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The Project could potentially result in significant impacts regarding biological resources and cultural resources. Impacts related to either of these issue areas would be considered to degrade the quality of the environment. This impact is considered potentially significant and will be further analyzed in the EIR.
- b) **Potentially Significant Impact.** As discussed above, the Project could potentially result in significant impacts regarding 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, and utilities/service systems-related impacts. The EIR will assess potential cumulative impacts associated with these issues.
- c) **Potentially Significant Impact.** Due to the potentially significant impacts associated with implementation of the Project, the Project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. Thus, a potentially significant impact associated with this issue could occur, and as such, further analysis will be provided in the relevant sections of the EIR.