

**CITY OF THOUSAND OAKS  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
ENVIRONMENTAL CHECKLIST FORM**

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This form and the descriptive information in the application package constitute the contents of the Initial Study pursuant to Section 15063 of the State CEQA Guidelines.

**PROJECT LABEL:**

<b>APN(s):</b> 690-0-010-105, 690-0-010-015	<b>USGS Quad:</b> Thousand Oaks, California
<b>Applicant:</b> Tricia Ferruzza	<b>Lat/Long:</b> 34.17632, -118.82327
<b>Staff:</b> Wilfredo Chua, Associate Planner	<b>Zoning:</b> Residential Planned Developments (RPD)-1.5U-SP
<b>Rep:</b> Elevated Entitlements LLC	
<b>Proposal:</b> The Project includes the construction of a single-family residence, garage, guesthouse, swimming pool & spa, a Fire Department turnaround, utilities, landscape, other infrastructure, and a 100-foot fuel modification zone.	

**PROJECT CONTACT INFORMATION:**

**Lead agency:** City of Thousand Oaks Planning Division  
2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

**Contact person:** Wilfredo Chua  
**Phone No:** 805-449-2509  
**E-mail:** WChua@toaks.org

**PROJECT DESCRIPTION:**

***Summary***

The proposed Project includes the construction of a single-family residence, garage/guesthouse, swimming pool and spa, new driveway, a hammerhead turnaround, utilities, landscape, hardscape, and a 100-foot fuel modification zone. The Project is sited mostly within a previously graded pad at the property located at 3948 Skelton Canyon. The development footprint, not including the driveway and hammerhead turnaround, is approximately 7,186 square feet (0.17 acres) and the project site is approximately 15.88 acres.

***Surrounding Land Uses and Setting***

Land uses on the Project site and surrounding parcels are governed by the City of Thousand Oaks General Plan and Municipal Code. The following table lists the existing land uses and zoning designations. The subject site is zoned RPD-1.5U-SP (Residential Planned Development, 1.5 minimum units to the acre, within the North Ranch Specific Plan). The properties to the northeast and west are also zoned RPD-1.5U. In addition, the land to the south is zoned OS (Open Space).

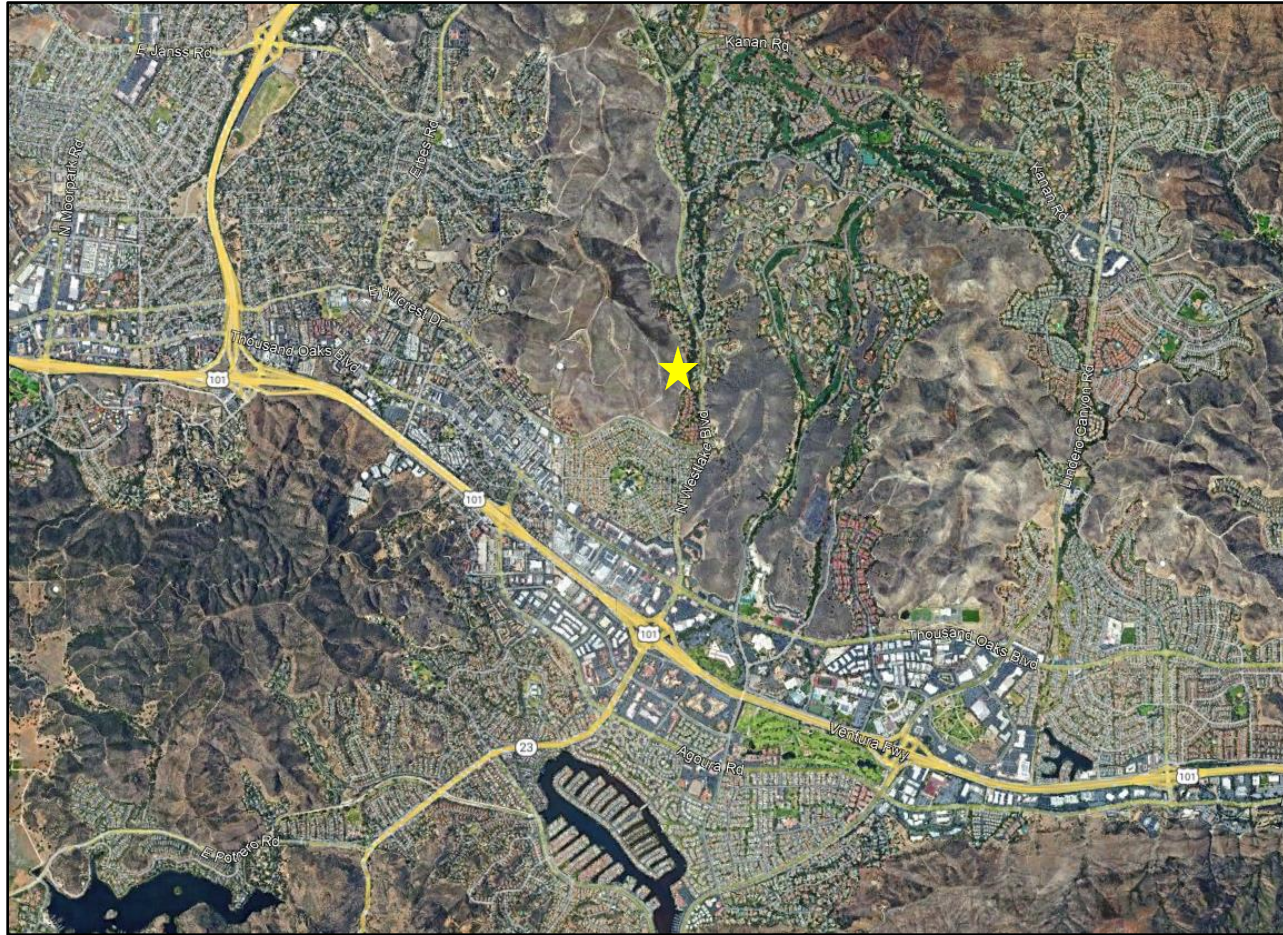
<b>Existing Land Use and Land Use Zoning Districts</b>		
<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Zoning District</b>
<b>Project Site</b>	Vacant Land	RPD (Residential Planned Development)
North	Residential land	RPD (Residential Planned Development)
South	Vacant Land	OS (Open Space)
East	Residential Land	RPD (Residential Planned Development)
West	Residential Land	RPD (Residential Planned Development)

***Project Site Location, Existing Site Land Uses, and Conditions***

The proposed Project is located at 3948 Skelton Canyon Circle in the City of Thousand Oaks. The 15.88-acre parcel is zoned RPD-1.5U. According to a desktop analysis completed by Elevated Entitlements, the Project site has varying topography with slopes ranging from 5 – 37.3%. The Project site is currently vacant and falls within a residential neighborhood.







**Figure 2: Project Site – Regional Location**

**Site Photographs**



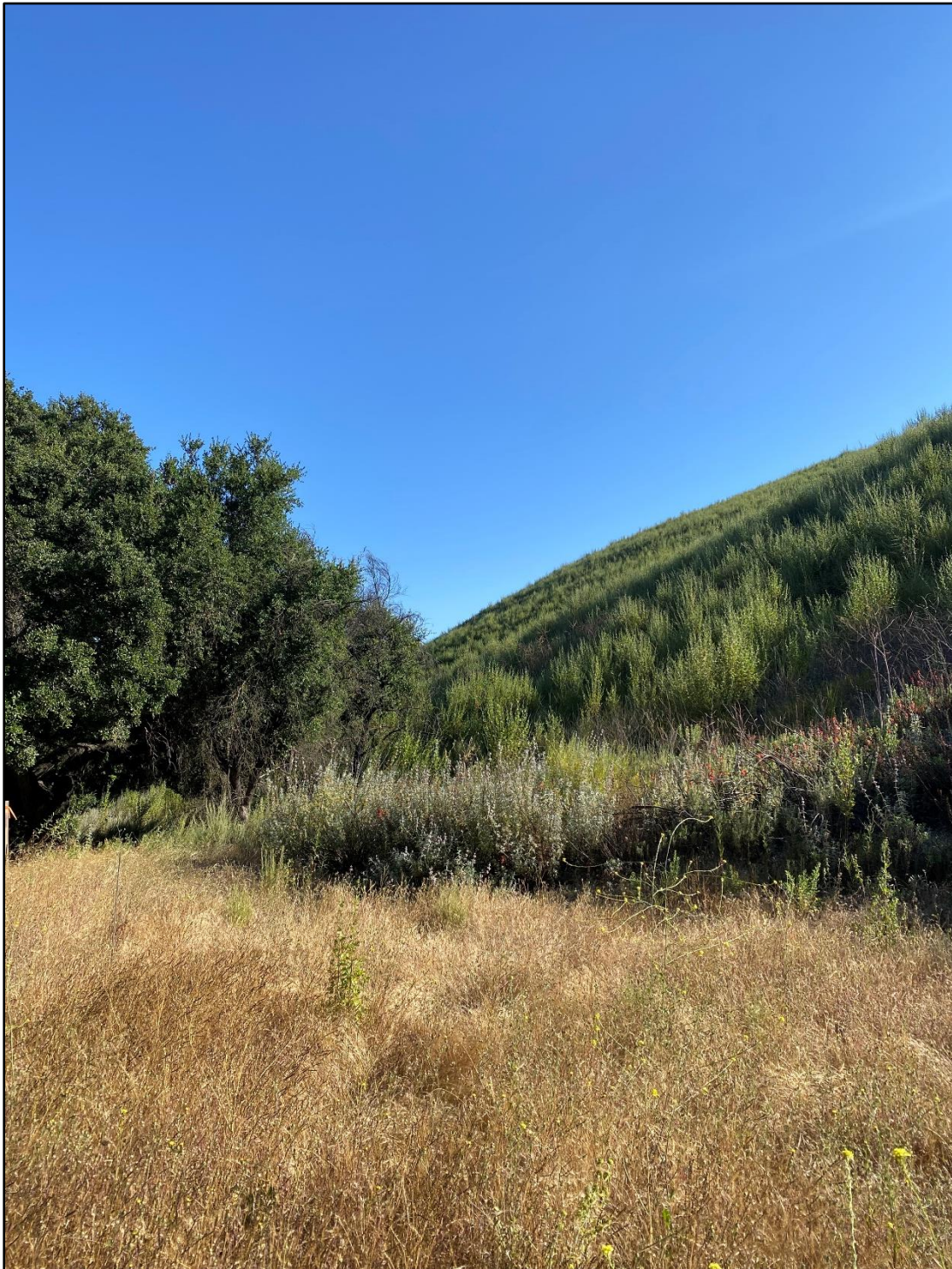
**Figure 3: Project Site View South**





**Figure 4: Project site view from the northwest**





**Figure 5: Project Site View South from the edge of the proposed development**

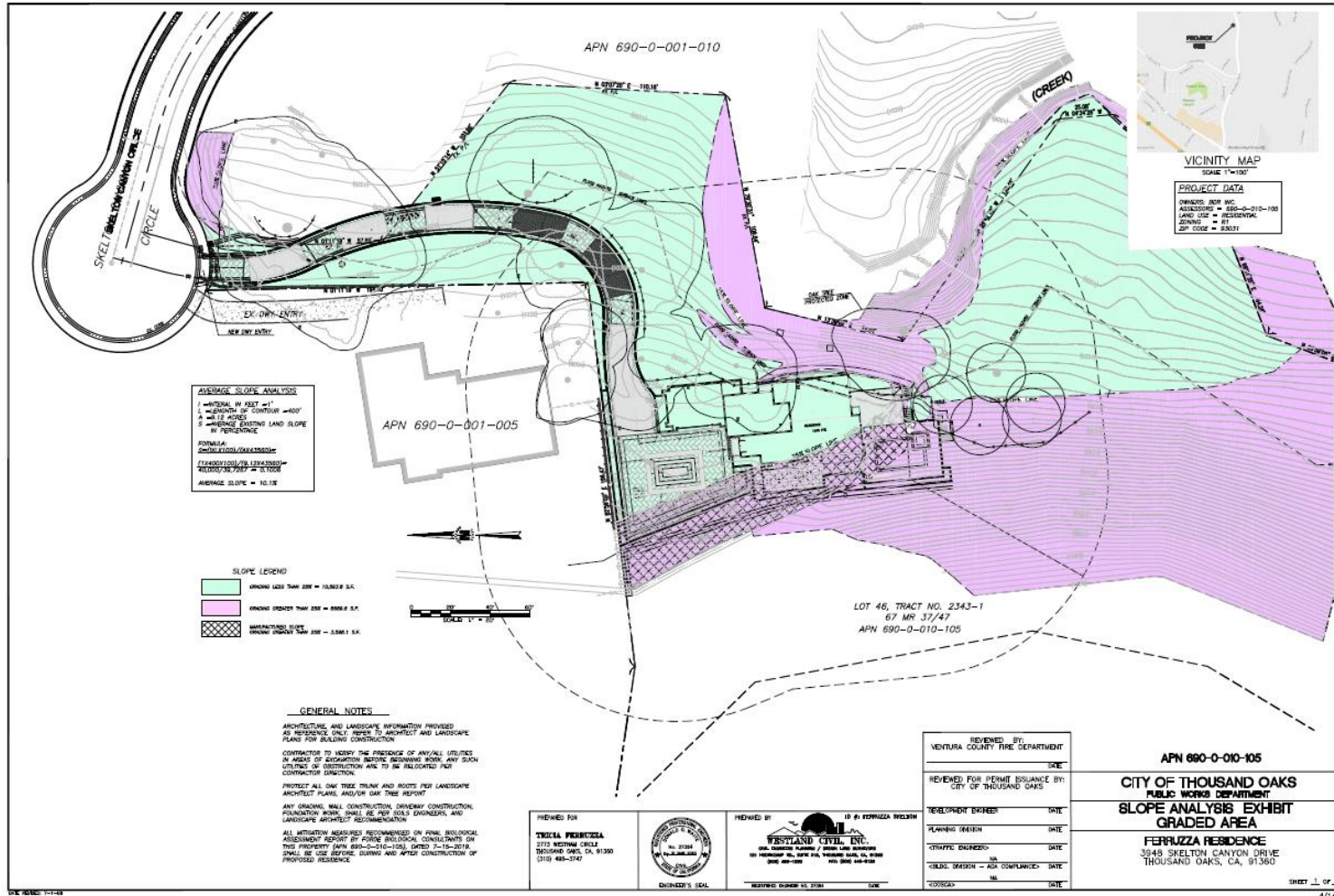


Figure 6 Proposed Site Plan



*Initial Study*  
*Ferruzza Residence*  
APN: 690-0-010-105, 690-0-010-015  
January 2024

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### **ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):

- State of California: California Fish & Wildlife, Air Quality Management District (VCAPCD)
- County of Ventura: Fire
- City of Thousand Oaks: Building and Safety, Public Works

### **CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

The City of Thousand Oaks has notified local tribes pursuant to AB 52. No California Native American tribes have requested notification for projects within the City's jurisdiction.

### **EVALUATION FORMAT**

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. The format of this Initial Study is presented as follows.

The Project is evaluated based on its potential effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the Project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the Project on the factor and its elements. The effect of the Project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact**: No impacts are identified or anticipated, and no mitigation measures are required.
2. **Less than Significant Impact**: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation**: Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of Project approval to reduce these impacts to a level below significant. The required mitigation measures are:
4. **Potentially Significant Impact**: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

At the end of the analysis, the required mitigation measures are restated and categorized as being either self-monitoring or requiring a Mitigation Monitoring and Reporting Program.



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

**DETERMINATION:** (To be completed by the Lead Agency)

Based on this initial evaluation, the following finding is made:

<input type="checkbox"/>	<p>The proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.</p>
<input checked="" type="checkbox"/>	<p>Although the proposed Project could have a significant effect on the environment, there shall 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 shall be prepared.</p>
<input type="checkbox"/>	<p>The proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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, further is required.</p>

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 Signature: (prepared by Wilfredo Chua, Associate Planner)

\_\_\_\_\_  
 Date



Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>I. AESTHETICS</b> – Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 a publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**  (Check if Project is located within the view shed of any Scenic Route listed in the General Plan): **City of Thousand Oaks General Plan 1997, Scenic Highways Element (1974)**

- a) **Less than Significant.** According to the City of Thousand Oaks General Plan, Scenic Highways Element (1974), Hillcrest Drive, and Westlake Boulevard are listed as scenic highways. Robust vegetation and single-family residences block the viewshed of the proposed development, and fire clearance areas from Westlake Boulevard. A 700 ft mountain behind the property obstructs any possible view from Hillcrest Drive. Given the nature of the Project’s location and the proximity to other developed lots and the gentle slopes in the surrounding area, there would be minimal obstruction to the surrounding views in the immediate area. See Appendix I for visual impact analysis. Therefore, the Project would be a less than significant visual impact.
- b) **No Impact.** The subject site is not adjacent to a state scenic highway. There are no protected rock outcroppings or historic buildings on the Project site. According to the Protected Tree Report by James Dean (2023) most of the oak trees on site are within a forest providing constant shade upon the natural soil profile. The ground beneath the trees has been protected against excessive evapotranspiration as a result. This explains why the stand of trees has survived from the radical loss of a water supply during the extended drought. There are twenty-four Oak trees onsite. Twelve of the twenty-four trees on site will experience encroachment from the residential development. However, only four of the twenty-four Oak trees onsite are recommended for removal or transplantation. All other trees will be protected. Overall, the proposed Project would not substantially damage scenic resources, including, but

not limited to, trees, rock outcroppings, and historic buildings. Therefore, no impacts would occur.

- c) **No Impact.** The proposed Project is in an urbanized area. The proposed Project would not substantially degrade the existing visual character of the site and its surroundings. The proposed Project is not in conflict with the RPD zoning. Furthermore, the conditions of approval would include requirements for the development to comply with all City development standards and ordinances. Therefore, the proposed Project would have no impact on the existing visual character and quality of the site and its surroundings.
- d) **Less Than Significant Impact.** All proposed Project lighting will be shielded from surrounding uses and will be limited to walkways and security lighting. The proposed Project will comply with the City of Thousand Oaks Municipal Code to include limitation of light trespassing onto abutting residential properties, shielding, direction, and type. Adherence to these requirements and any other conditions of approval requested by the City would result in a less than significant impact.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - 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:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- Timberland Production (as defined by Government Code section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

***SUBSTANTIATION:*** (Check  if Project is located in the Important Farmlands Overlay): ***City of Thousand Oaks General Plan 1997; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials***

- a) **No Impact.** The proposed Project is not located on any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) designated on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed Project is in a residential area and is not near any agricultural resources. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract since it is in an urbanized area zoned as Residential Planned Development. The proposed Project area is not under a Williamson Act contract. Therefore, no impacts would occur.
- c) **No Impact.** The proposed Project would not conflict with the existing RPD zoning designation, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts would occur.
- d) **No Impact.** The proposed Project is zoned for residential use, within an existing residential subdivision and would not result in the loss of forest land or conversion of forest land to non-forest use. According to the Protected Tree Report from James Dean (2023) Most of the oak trees upon this site are within a forest providing constant shade upon the natural soil profile below. The ground beneath the trees has been protected against excessive evapotranspiration as a result. This explains why the stand of trees has survived from the radical loss of a water supply during the extended drought. With the years of success of oak tree preservation in the North Ranch, under similar conditions, this work can generally be accomplished with controlled impact to the trees. Other than the listed recommendation for removal, root perturbation or pruning will not be lethal to any tree listed herein. The proposed Project will produce any prolonged change upon the resource. Nor will the longevity of any tree be shortened, as demonstrated with the Ben Johnson Impact Study, conducted in the North Ranch, and published in 1979 by the USDA Department of Agriculture. With protection to this tree forest, the stand of oaks can be preserved as a natural asset to the community. Therefore, no impacts would occur.
- e) **No Impact.** The proposed Project would not involve other changes in the existing environment, which due to their location or nature, could result in conversion of

Farmland to non-agricultural use. The proposed Project site does not contain forested lands nor lands designated as farmland. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

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

**SUBSTANTIATION:** *(Discuss conformity with the South Coast Air Quality Management Plan, if applicable): California Emissions Estimator Model (CalEEMod; Version 2020.4.0); Ventura County Air Quality Management District 2022 (VCAPCD); City of Thousand Oaks, General Plan 1997; Submitted Project Materials*

a) **No Impact.** Emissions with regional effects during Project construction, calculated with the California Emissions Model (CalEEMod); Version 2020.4.0, would not exceed criteria pollutant thresholds established by the VCAPCD shown in Table 2 and 3 below.

Compliance with VCAPCD Rules and Regulations during construction would reduce construction-related air quality impacts from fugitive dust emissions and construction



equipment emissions. Construction emissions for the proposed Project would not exceed the localized significance thresholds (LSTs) at the closest sensitive uses.

Pollutant emissions from Project operation, also calculated with CalEEMod, would not exceed the VCAPCD criteria pollutant thresholds. LSTs would not be exceeded by long-term emissions from Project operations. Historical air quality data illustrate that existing carbon monoxide (CO) levels for the Project area and the general vicinity do not exceed either federal or State ambient air quality standards. The proposed Project would not result in substantial increases in CO concentrations at intersections in the Project vicinity that would result in the exceedance of federal or State CO concentration standards.

The proposed Project is consistent with the City’s Zoning designation and General Plan Land Use designation for the Project site and its surrounding area. The City’s General Plan is consistent with the Southern California Association of Governments (SCAG) Regional Comprehensive Plan Guidelines and the VCAPCD Air Quality Management Plan (AQMP). Thus, the proposed Project would be consistent with the Ventura County 2022 Air Quality Management Plan. Therefore, no impacts would occur.

- b) **No Impact.** VCAPCD has established daily emissions thresholds for construction and operation of Projects in the South Central Coast Air Basin. The emissions thresholds were established based on the attainment status of the Basin regarding air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health within an adequate margin of safety, these emissions thresholds are regarded as conservative and would overstate an individual Project’s contribution to health risks.

CEQA significance thresholds for construction and operational emissions established for the Basin are shown in Table 1 below:

Emissions Source	Table 1: Pollutant Emissions Threshold (lbs./day)					
	VOC	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>	SO <sub>x</sub>
Construction Activities	38	22	32	11	27	150
Operation Activities	55	55	550	150	55	150

Projects in the Basin with construction- or operation-related emissions that exceed any of their respective emission thresholds would be considered significant under VCAPCD guidelines. These thresholds, which VCAPCD developed and that apply throughout the Basin, apply as both Project and cumulative thresholds. The Project construction and operation emissions do not exceed these thresholds as shown in Table 2 and 3 below.

- c) **Less than Significant Impact.** The California Air Quality Management District recommends that all air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. Local Significance Thresholds (LSTs) represent the maximum emissions from a Project site that are not expected to result in an exceedance of the National Ambient Air Quality Standards (NAAQS) or the California Ambient Air Quality Standards (CAAQS) for CO, NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>, as shown in Table 2. LSTs are based on the ambient concentrations of the pollutant within the Project Source Receptor Area (SRA) and the distance to the nearest sensitive receptor. For this Project, the appropriate SRA is the community of Thousand Oaks.

The LST Methodology uses look-up tables based on site acreage to determine the significance of emissions for CEQA purposes. Based on the VCAPCD recommended methodology and the construction equipment planned, no more than 1 acre would be disturbed on any one day. Thus, the 1-acre LSTs have been used for construction emissions. On-site operational emissions would be minimal and would not exceed these thresholds.

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The AQMD LST Methodology specifies, “Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.” There are residences within a quarter mile of the Project.

Emissions Source Construction	Table 2: Construction Localized Impact Analysis (lbs./day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction Emissions	10.31	8.14	1.40	0.96
Localized Significance Threshold (LST)	118	750	4	4
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

(Elevated Entitlements GHG Analysis **CalEEMod; Version 2020.4.0**)

Emissions Source Operation	Table 3: Operational Localized Impact Analysis (lbs./day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Operation Emissions	1.5	2.3	0.4	0.1
Localized Significance Threshold (LST)	118	750	1	1
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

(Elevated Entitlements GHG Analysis **CalEEMod; Version 2020.4.0**)

- d) **Less than Significant Impact.**

Construction: Heavy-duty equipment in the Project area during construction would emit odors, primarily from the equipment exhaust. However, the construction activity would

cease to occur after construction is completed. No other sources of objectionable odors have been identified for the proposed Project, and no mitigation measures are required. VCAPCD Rule 402 regarding nuisances states: “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.” The proposed use is not anticipated to emit any objectionable odors during construction since all construction equipment will be required to meet City construction activity standards pursuant to Section 8-11.01 of the Municipal Code. Therefore, objectionable odors posing a health risk to potential on-site and existing off-site uses would not occur as a result of the proposed Project.

Operation and Maintenance: The single-family residence will be operated and maintained by the homeowner with minimal impact to air quality thresholds.

Overall, emissions during construction and operation are less than significant and do not exceed local thresholds. Therefore, impacts would be less than significant.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES - Would the Project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" 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, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands as (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> | <input checked="" 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"/> |

**SUBSTANTIATION:** (Check if Project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database 

- a) **Less than Significant Impact with Mitigation Incorporated.** A biological assessment was conducted by Forde Biological Consultants in June 2022. This assessment concluded that potential adverse effects, either directly or through habitat modifications, for sensitive or special status species were less than significant. The proposed Project has the potential to impact a special status species though habitat removal during the required fuel modification zone clearance and maintenance. The removal of coastal sage scrub communities will result in the loss of habitat that could support the Southern California legless lizard, San Diegan tiger whiptail, coast patch-nosed snake, San Diego Mountain kingsnake, south coast garter snake, coast range newt, and the San Diego desert woodrat. Although these species are not protected, mitigating potential impacts to their habitat shall be taken into consideration through the incorporation of mitigation measures BIO-1 through BIO-10. Furthermore, the driveway and house will encroach on several protected Oak Trees throughout the property. Mitigation measures BIO-1 through BIO-10 shall be required to reduce potential impacts to be less than significant.
- b) **Less Than Significant.** According to the Biological Assessment prepared by Forde Biological Consultants (2022), the Arroyo Conejo is an ephemeral tributary to Conejo Creek, which runs along the eastern portion of the Project site. The Project footprint avoids impact to the ephemeral stream by maintaining a buffer of 37.5 feet. In addition, the bed and bank of the stream and surrounding riparian vegetation will not be affected by the proposed Project. Furthermore, the biologist who surveyed the site did not observe any features, depressions, swales, hydrophytic vegetation, or any evidence to hydric soils that would suggest the presence of other streams or isolated wetlands within the Project footprint. Therefore, less than significant impacts would occur.
- c) **Less Than Significant with Mitigation Incorporated.** The Project would be located approximately 37.5 feet from the top of Arroyo Conejo Creek’s western bank. According to Forde Biological Consultants’ Biological Assessment completed in June 2022, the Project will not directly alter or affect the creek. However, the Project could have an indirect impact through introduction of sediments due to increased erosion during construction activities, fuel modification, or hardscape pollutants. Therefore, mitigation measures BIO-2 shall be implemented in order to reduce the potential for erosion and introduction of sediments and pollutants to the Arroyo Conejo to ensure any introductions are less than significant.
- d) **Less Than Significant Impact.** Due to the absence of sensitive biological species as described in the biological reports prepared by Forde Biological Consultants, the

proposed Project would not 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, because there are no such corridors or nursery sites within or near the Project site. The subject site is located within a suburban area developed along a hillside and may serve as a wildlife movement corridor. The subject parcel abuts the Conejo Open Space Conservation Agency (COSCA) open space and a hiking trail that is directly bordered by other single-family developments. The region is not a part of a landscape linkage even though the Arroyo Conejo is sandwiched between the existing single-family residences. The surrounding habitats provide water, forage, and cover for wildlife movement along its length. Therefore, the Project will not prohibit any wildlife movement from occurring or cause any interruptions and less than significant impacts would occur.

- e) **Less Than Significant Impact with Mitigation Incorporated.** Existing vegetation is distributed throughout the subject site and the Project does conflict with the local Oak Tree Ordinance. Overall, there are 12 Oak trees throughout the property that have a planned encroachment, and only 3 are recommended for removal and 1 for transplant. With the implementation of BIO-8 mitigation measure, impacts would be less than significant.
- f) **No Impact.** The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the Project site. Therefore, no impacts would occur.

**Mitigation:**

**BIO-1 Design Considerations:** The Project proponent shall include designs that will capture and convey hardscape run-off through biofilters (vegetated gravel filed planters and filter strips) before discharge to the Arroyo Conejo or to a storage system for use as landscape irrigation during dry spells. Discharge of water from the swimming pool shall also be conveyed through a filter before discharge or stored for irrigation. The owner shall use an Ozone generator or a salt chlorinator rather than use a system that requires the addition of chlorine and other harsh chemicals. These measures will reduce potential for erosion and reduce the potential for introducing sediments and other pollutants into the Arroyo Conejo.

Exterior lighting shall be minimized and restricted to low intensity features that do not exceed 60 watts, or the equivalent. Exterior lighting should be shielded so that light is not cast outward beyond the limits of the development envelope. Pathway, driveway, and parking area lights shall be limited to fixtures that are directed downward and do not exceed two feet in height. This measure will reduce the potential for adverse effects upon local movement of wildlife up and down the Arroyo Conejo.

**BIO-2 FUEL MODIFICATION PLAN/EROSION CONTROL PLAN:** A 100-foot fuel modification zone shall extend across the Arroyo Conejo and within the property boundaries. Additionally, fuel modification between the top of the banks of the Arroyo Conejo shall be prohibited. *Quercus agrifolia* Woodland Alliance and Coastal sage scrub all have moderate potential of occurrence on this lot. For this reason, fuel modification within the area dominated by *Quercus agrifolia* Woodland Alliance, and coastal sage scrub shall be limited to the removal of non-native species and trimming of oak branches in the area above the driveway. Oak trees shall not be removed.

The Project proponent shall submit to the City of Thousand Oaks, an Erosion Control and Best Management Practices Plan, prepared by a qualified, licensed professional. The plan shall certify that it is in conformance with the City's requirements. The plan will include track plates at ingress and egress, silt fence, straw wattles, and sandbags to ensure that runoff during the construction phase of the Project is not directly discharged into the creek. This measure will reduce the potential for adverse effects upon water quality of the Arroyo Conejo.

**BIO-3 SOUTHERN CALIFORNIA LEGLESS LIZARD PROTECTION PLAN:** Southern California legless lizard undoubtedly occurs at the property. Although the CDFW considers the species to have special status, they have not developed guidelines or protocols to survey for it. The species lives mostly underground, which makes it very difficult to conduct surveys for it. The method that has proven to be most successful in locating legless lizard is raking but the technique is only suitable for use in sandy soils and leaf litter. In other habitats, boards are typically placed on the ground and checked periodically; however, this method does not appear to have any great success. Decision makers should assume the presence of this species.

Lacking specific guidelines and protocols, the following measures are based on previous experiences and life history of the species. A qualified biologist shall rake through the leaf litter within the proposed development, including the driveway, in an attempt to locate individuals. If legless lizards are found, they shall be relocated to another area of the property well beyond the proposed development area and fuel modification zones. All leaf litter shall then be raked from the development area and spread elsewhere within the oak woodland but beyond fuel modification zones. The qualified biologist must hold a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling of this species. The Southern California Legless Lizard Protection Plan shall be implemented 3 - 5 days before any clearing, grubbing, or grading activities occur.

**BIO-4 WOODRAT AVOIDANCE & RELOCATION PLAN:** The biologist observed at least two woodrat houses on the property. It is likely that the houses belong to big eared woodrat; however, San Diego woodrat cannot be ruled out. The woodrat houses and vegetation within 10 feet of them shall therefore be left in place if feasible. If they cannot be left in place, they shall be dismantled and the sticks of each placed in a pile beyond the proposed development area and fuel modification zones. This will reduce the potential for direct mortality upon woodrat including San Diego desert woodrat, should the species occur. It will also provide them a chance to escape and a source of sticks that they could potentially use to rebuild their houses. The Woodrat Avoidance & Relocation Plan shall be implemented 3 - 5 days before any clearing, grubbing, or grading activities occur.

**BIO-5 BAT AVOIDANCE & PROTECTION PLAN:** The Fire Department will require the removal of large oak tree branches particularly along the driveway. A qualified bat biologist shall be present and shall monitor the removal of the branches. The Bat Avoidance & Protection Plan will reduce the potential for the Project to adversely affect bats, including pallid bat, should they occur. The arborist removing the branches shall inspect all cavities and ensure that they are bat free (and free of bird nests) before they are removed.

If bats are discovered in any of the cavities, the qualified biologist will make an attempt to identify the species and determine if they are using any of the cavities as a maternal site or not. If visual identification is not possible, the qualified biologist shall conduct an acoustical survey to determine species. If bats are using any of the cavities as a maternal site, the branch with the cavity will be



left in place until the biologist determines that the pups are independent of adults. If bats are present but the cavity is not being used as a maternal site, the biologist shall take steps to passively exclude them before any removal of branches or limbs occurs. If the biologist identifies special-status bats, they shall consult the CDFW before any exclusion occurs. The qualified biologist must hold a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling. The Bat Avoidance & Protection Plan can be implemented any time after the Project is approved but before any clearing, grubbing, or grading activities occur; however, it is best to implement it late fall.

**BIO-6 NESTING BIRD SURVEY, AVOIDANCE & PROTECTION PLAN:** Initial grubbing, grading, and construction should be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, a qualified biologist shall conduct a nest survey or surveys before any activities are scheduled to occur. This will reduce the potential for the Project to adversely affect nesting birds including long-eared owl should it occur.

a. The biologist must be familiar with nesting ecology of southern California species, must have a proven track record of finding nests, and must be approved by CDFW and/or preferably holds permits that allow them to survey for nests including those of rare, threatened, and endangered species.

b. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season, the biologist should conduct a survey 7 days and again 3 days before the activities are scheduled to begin. The biologist should focus their effort within the proposed development envelope and areas within 50 feet of it. The biologist should also survey 300 feet beyond the development areas to determine if there are active raptor nests nearby.

c. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur within the CDFW defined nesting season, the biologist should conduct a series of surveys, which should begin 31 days before any scheduled activities, and be conducted one week a part with the final survey being conducted 3 days before schedule activities begin.

d. The biologist shall prepare a brief report summarizing the results of the surveys and submit it to the City of Thousand Oaks.

e. If the biologist determines that there are active nests within or adjacent to these areas, they should establish a 50-foot buffer for passerine nests and a 100 to 300-foot buffer for raptor nests.

f. The biologist should clearly mark the buffer area in the field in areas where it overlaps the proposed grading limits/development area.

g. No work will occur within a nest buffer under any circumstance unless authorized in writing by the CDFW, or until the fledglings are no longer dependent on the nest, or until the biologist otherwise determines that the nest is inactive.

h. The driveway shall remain open even if the buffers of nests extend across it; however, there shall be no stopping within these buffers and under no circumstance can large vehicles or equipment pass within 10 feet of a nest without the presence of the biologist or a statement from the biologist that their presence is not necessary and why.

i. If the biologist determines that a buffer reduction is feasible, without affecting the outcome of a nest, they shall prepare and submit a letter requesting a reduction to the CDFW along with any necessary information and a statement of justification so that the CDFW can make an informed decision to allow the reduction or not.<sup>32</sup> CDFW buffer reduction approvals must be provided to the City of Thousand Oaks.

i. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if it's being affected.

ii. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource.

iii. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting or has the potential to affect the outcome of a nest.

iv. The biologist shall send weekly monitoring reports to the CDFW and the City of Thousand Oaks documenting the status of monitored nests and others as necessary. Both shall be notified immediately if any of the Project activities result in take.

v. This plan shall also be implemented before any fuel modification activities occur. Fuel modification activities should only occur after the construction phase of the Project has been completed or as otherwise directed by the Fire Department.

**BIO-7 DRAINAGE PROTECTION PLAN:** The intent of this measure is to protect the Arroyo Conejo and its associated wildlife including Southern western pond turtle, two-striped garter snake, south coast garter snake, and Coast Range newt. Orange construction fence and silt fence shall be used to protect the Arroyo Conejo during the construction phase of the Project. The fencing will prevent accidental discharge of materials from entering into it and discharge of sediments during storm events.

a. Laborers shall install orange construction fence between the creek and the outside edge of the disturbance limits.

b. Laborers shall then attach silt fence to the base of the construction fence and bury it at its base in a manner that will prevent accidental discharge from entering the Arroyo Conejo. The silt fence shall be consistent with practices outlined in the Erosion Control Plans and Best Management Practices.

c. Signs shall be placed on the fence, which will declare - Sensitive Habitat Area - No Entry Allowed - If Accidental Discharge Occurs You Must Call the Project Biologist Immediately. The signs shall include the phone number of the Project Biologist.

d. A biologist shall monitor installation of the fence and signs.

e. The Project proponent or their contractor will inform the City of Thousand Oaks when construction is scheduled to begin and invite them to inspect the fence and signs.

f. The fence and signs shall remain in place and be maintained by the Projects contractor throughout the duration of construction.

**BIO-8 OAK TREE PROTECTION PLAN:** Protective fencing shall be placed at the outermost limits of the protected zones of the oak trees or groups of trees that occur on the property and for encroachments, at the limits of disturbance. The protected zone is 5 feet from the canopy or 15 feet from the trunk; whichever is greater. Please refer to the Oak Tree Report, provided separately, for additional protective measures.

a. The fencing shall be in place before vegetation clearance, grubbing, grading, or construction activities begin.

b. No grading, construction, staging of equipment, or storage of materials shall be allowed within the protected zones of the trees.

c. No construction personnel shall enter the protected zones of the trees.

d. Signs should be attached to the fence, which declare: NO ENTRY, PARKING, OR STORAGE ALLOWED WITHIN 5 FEET OF OAK TREES

e. After the fencing and the signs have been installed, the Project proponent's contractor will inform the City of Thousand Oaks when construction is scheduled to begin and invite them to inspect the protective fencing and signs.

f. The fence shall remain in place and be maintained by the Projects contractor throughout the duration of construction.

**BIO-9 SPECIAL STATUS SPECIES PROTECTION PLAN:** The intent of this measure is protecting special-status species including Southern California legless lizard, San Diegan tiger whiptail, coast patch-nosed snake, and San Diego Mountain kingsnake during construction. A qualified biologist shall conduct a pre-construction survey 1 day before activities are scheduled to occur and will monitor clearing of vegetation, grubbing, and initial grading activities. If special-status species or any other wildlife is located, they shall be ushered out of harm's way or captured and relocated to an area of the property that is not affected by the proposed development or fuel modification zone. The qualified biologist must hold a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling of the special-status species that are most likely to occur.

**BIO-10 INITIAL FUEL MODIFICATION: Upon completion of the construction phase of the proposed Project the site shall be fuel-modified.**

a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.

b. Initial fuel modification should not occur within the defined nesting season of birds under any circumstance as it could easily be scheduled to avoid it; however, it should be conducted in accordance with fire department regulations in future years after occupation of the single-family residence.

**With the implementation of these mitigation measures impacts would be less than significant.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>V. CULTURAL RESOURCES - Would the Project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Submitted Project Materials***

- a) **No Impact.** BioCultural LLC at the request of Elevated Entitlements conducted an in-person records search with the South-Central Coast Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) located at California State University (CSU), Fullerton in the City of Fullerton, California to assess potential presence of cultural resources within the proposed Project area and its surrounding 0.25-mile circular buffer area. The purpose of the record search was to identify if any prehistoric and/or historic-period cultural resources and studies had been previously documented in the Project area and/or its surrounding 0.25-mile radius to better understand the archaeological sensitivity of the areas. The in-person CHRIS records search of the project area and its 0.25-mile radius was conducted at the SCCIC on November 1, 2022. The results indicated no previously recorded cultural resources were found on file within the project area and its 0.25-mile radius. The results also indicated that one previously conducted cultural resources study has been completed within the project area and seven previously conducted cultural resources studies have been completed within the 0.25-mile radius of the project area. Since no historical resources were found on site there can be no changes in the significance of a historical resource. As such, no impacts will occur
- b) **No Impact.** The in-person CHRIS records search of the Project area and its 0.25-mile radius was conducted at the SCCIC on November 1, 2022. The results indicated no previously recorded cultural resources were found on file within the Project area and its 0.25-mile radius. The results also indicated that one (1) previously conducted cultural resources study has been completed within the Project area and seven previously conducted cultural resources studies have been completed within the 0.25-mile radius of the Project area. Therefore, the proposed Project would have no impacts.
- c) **Less than Significant Impact.** There is always a possibility that buried archaeological deposits could be found during construction and earth disturbing activities. If cultural resources are encountered during construction activities, all work must stop, and a qualified archaeologist shall be contacted immediately. Further, if human remains are



encountered during construction, State Health and Safety Code Section 7050.5 requires that no further work shall continue at the location of the find until the County Coroner has made all the necessary findings as to the origin and distribution of such remains pursuant to Public Code Resources Code Section 5097.98.

If the inadvertent discovery of human remains is encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which would determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD would have the opportunity to offer recommendations for the disposition of the remains.

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

***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Renewable Energy and Conservation Element of the General Plan 2017; California Energy Commission Title 24***

- a) **Less than Significant Impact.** The proposed Project would be conditioned to comply with Greenhouse Gas (GHG) operational standards during temporary construction. The ambient Air Quality Standards are in the table listed below. Adherence would ensure that there would not be a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Therefore, the impacts would be less than significant.

**AMBIENT AIR QUALITY STANDARDS**

Pollutant	Averaging Time	California Standards <sup>1</sup>	National Standards <sup>2</sup>	
		Concentration <sup>3</sup>	Primary <sup>3,4</sup>	Secondary <sup>3,5</sup>
Ozone (O <sub>3</sub> )	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	0.12 ppm (235 µg/m <sup>3</sup> ) <sup>a</sup>	Same as Primary Standard
	8 Hour	-----	0.08 ppm (157 µg/m <sup>3</sup> ) <sup>a</sup>	
Fine Particulate Matter (PM <sub>2.5</sub> )	24 Hour	No Separate State Standard	65 µg/m <sup>3</sup>	Same as Primary Standard
	Annual Arithmetic Mean	12 µg/m <sup>3</sup> *	15 µg/m <sup>3</sup>	
Respirable Particulate Matter (PM <sub>10</sub> )	24 Hour	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>	Same as Primary Standard
	Annual Arithmetic Mean	20 µg/m <sup>3</sup> *	50 µg/m <sup>3</sup>	
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )	9 ppm (10 mg/m <sup>3</sup> )	None
	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	35 ppm (40 mg/m <sup>3</sup> )	
Nitrogen Dioxide (NO <sub>2</sub> )	Annual Arithmetic Mean	-----	0.053 ppm (100 µg/m <sup>3</sup> )	Same as Primary Standard
	1 Hour	0.25 ppm (470 µg/m <sup>3</sup> )	-----	
Lead	30 Day Average	1.5 µg/m <sup>3</sup>	-----	-----
	Calendar Quarter	-----	1.5 µg/m <sup>3</sup>	Same as Primary Standard
Sulfur Dioxide (SO <sub>2</sub> )	Annual Arithmetic Mean	-----	0.030 ppm (80 µg/m <sup>3</sup> )	-----
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )	0.14 ppm (365 µg/m <sup>3</sup> )	-----
	3 Hour	-----	-----	0.5 ppm (1300 µg/m <sup>3</sup> )
	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )	-----	-----
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer – visibility of ten miles or more (0.07 – 30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent.	<b>No National Standards</b>	
Sulfates	24 Hour	25 µg/m <sup>3</sup>		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m <sup>3</sup> )		

\* On June 20, 2002, the Air Resources Board approved staff's recommendation to revise the PM<sub>10</sub> annual average standard to 20 µg/m<sup>3</sup> and to establish an annual average standard for PM<sub>2.5</sub> of 12 µg/m<sup>3</sup>. These standards took effect on July 5, 2003. Information regarding these revisions can be found at <http://www.arb.ca.gov/research/aaqs/std-rs/std-rs.htm>.

- b) **Less than Significant Impact.** The proposed Project would be required to meet Title 24 Energy Efficiency requirements. Adherence would ensure that the proposed Project would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency.

**Therefore, no impacts are identified or anticipated, and no mitigation measures are required.**

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VII. GEOLOGY AND SOILS - Would the Project:</b>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *City of Thousand Oaks* General Plan 1997; *United States Department of Agriculture Web Soil Survey*, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> Submitted Project Materials; *California Building Code*; *Public Resources Code*.

a) i) **Less than Significant Impact.** The subject site is not located within the State of California Alquist Priolo Earthquake Fault Zone. The nearest fault is the Boney Mountain

Fault, which is located south of the 101 freeway and is not within 5 miles of the project site. Therefore, a Fault Line Study would not be required, and the proposed project would have a less than significant impact.

ii) **Less than Significant Impact.** The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed Project. The site modified peak ground acceleration is estimated to be 0.712g. Adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would help to assure a less than significant impact.

iii) **Less than Significant Impact.** The Project site is not located in an area of high liquefaction susceptibility. Based on the depth to groundwater in the Project vicinity, risks associated with liquefaction are considered "negligible." However, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would further assure a less than significant impact due to liquefaction. Therefore, less than significant impacts would occur.

iv) **Less than Significant Impact.** The Project site is near a hillside, and foothills that could have the potential to slide during a ground disturbing event such as an earthquake. According to the California Department of Conservation, Geologic Hazards Map the location is not near any faults or areas susceptible to liquefaction, so there is nothing likely to induce a landslide directly. Indirect effects from rain and or ground shaking might cause the hillside to become unstable, but it is not likely with the implementation of retaining walls and recompaction/grading of the Project site. Therefore, less than significant impacts would occur.

- b) **Less than Significant Impact.** The Project site is located on a hillside with slopes ranging from 5-37.3%. A grading plan and drainage plan will be implemented during construction in accordance with a city-mandated Storm Water Prevention Control Plan (SWPCP), which would include best management practices (BMPs) to control wind and water erosion. The SWPCP would be completed in accordance with the Ventura Countywide Stormwater Quality Management Program, NPDES, and the California Stormwater Quality Association, Stormwater Best Management Practice Handbook for Construction as required by the City Public Works Department. As a result, the Project would not result in substantial soil erosion or the loss of topsoil. Impacts would be less than significant.
- c) **Less than Significant Impact.** The proposed Project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off- site landslide, lateral spreading, subsidence, liquefaction, or collapse based on the Project location and USGS public Land Slide Inventory. Therefore, impacts would be less than significant.
- d) **Less than Significant Impact.** According to the United States Department of Agriculture Web Soil Survey web application, the Project site is not located in an area of expansive soils. The project site contains Rincon Silty Clay and Calleguas Channery Loam, which are non-expansive soils. Therefore, the current geological conditions would not create a substantial direct or indirect risk to life or property. Therefore, impacts would be less than significant.



- e) **No Impact.** The project will not involve the use of a septic tank on site. The need for the soil to support a septic system is not necessary. Therefore, no impacts would occur.

**No significant impacts are identified or anticipated, and no mitigation measures are required.**

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

**SUBSTANTIATION:** *California Emissions Estimator Model (CalEEMod; Version 2020.4.0); Ventura County Air Pollution Control District 2007 (VCAPCD); City of Thousand Oaks, General Plan 1997; Submitted Project Materials*

- a) **Less than Significant Impact.** Construction and operation of the proposed Project would generate minimal Greenhouse Gas (GHG) emissions, with most of the energy consumption (and associated generation of GHG emissions) occurring during the Project’s construction operations.

*Construction Activities:* During construction of the Project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs (e.g., CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O). Furthermore, Methane (CH<sub>4</sub>) is emitted during the fueling of heavy equipment.

*Solid Waste Disposal:* Solid waste generated by the proposed Project would contribute to minimal GHG emissions during temporary construction of the facility. During operation, the residence would require proper disposal of solid waste from the local trash purveyor, including recycling, organic waste disposal and landfill. Proper disposal of recyclables and organic waste reduces landfill and energy consumption. The local trash purveyor in the City of Thousand Oaks is Athens trash services and the average American home produces 5 lbs. of trash per day (United States Environmental Protection Agency, National Overview: Facts and Figures on Materials, Wastes and Recycling, 2023). The proposed residence will likely produce a total of 6,568 lbs. of waste per year based on the United States Environmental Protection Agency, National Overview: Facts and Figures on Materials, Wastes and Recycling, 2023. Therefore, the proposed Project will have a negligible impact on trash services due to the minimal trash disposal from the single-family construction and use. Therefore, the impacts would be less than significant.

GHG emissions related to temporary construction activities are detailed in Table 4 below:

Construction Phase	Table 4: GHG Emissions: Total Temporary Construction Emissions			Total Emissions per Phase (MT CO <sub>2</sub> e/year)
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	
Site Preparation	0.46	0.0001	0	0.47
Grading	1.15	0.0002	0	1.16
Home Construction	61.20	0.0167	0	61.62
Paving	2.85	0.0007	0	2.87
Total Emissions for Entire Construction Process				66.12
<b>Total Construction Emissions Amortized over 30 years</b>				<b>2.20</b>

(Elevated Entitlements GHG Analysis **CalEEMod; Version 2020.4.0**)

*Operational Activities:* Mobile source emissions of GHGs would include Project-generated vehicle trips associated with on-site single-family use and visitors to the Project site. Area source emissions would be associated with activities including landscaping and maintenance of proposed land uses, natural gas for heating, and other sources. Increases in stationary source emissions would also occur at off-site utility providers because of demand for electricity, natural gas, and water by the proposed Project. As shown in Table 5, the Project would result in GHG emissions of 2,035 MTCO<sub>2</sub>e/yr. Although there are no annual significance thresholds stated in the Ventura County Air Quality Assessment Guidelines (2003) the project GHG emissions are below the neighboring SCAQMD's threshold of 3,000 MTCO<sub>2</sub>e/yr.

Long-term operational Greenhouse Gas Emissions are represented in Table 5 below:

Source	Table 5: Pollutant Emissions (MT/yr.)					
	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area	0	<0.01	<0.01	0	0	<0.01
Energy	0	48.59	48.59	<0.01	<0.01	48.78
Mobile	0	1966.90	1966.90	0.15	0	1970.62
Waste	3.43	0	3.43	0.20	0	8049
Water	0.34	5.59	5.93	0.03	<0.01	7.06
<b>Total Project Emissions</b>	<b>3.77</b>	<b>2.021.08</b>	<b>2024.85</b>	<b>0.38</b>	<b>0</b>	<b>2034.95</b>

- b) **No Impact.** The County of Ventura adopted the Ventura County Air Quality Management Plan in November of 2022. The County of Ventura does not have any construction or operation GHG emission thresholds. As shown in Table 5, the Project would result in GHG emissions of 2,035 MTCO<sub>2</sub>e/yr. Although there are no annual significance thresholds stated in the Ventura County Air Quality Assessment Guidelines (2003) the project GHG emissions are below the neighboring SCAQMD’s threshold of 3,000 MTCO<sub>2</sub>e/yr. Therefore, through consistency with a local plan, the proposed Project would generate minimal GHG emissions that would have a less significant impact.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the Project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, will the Project result in a safety hazard 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Hazards Policy Maps;***

- a) **No Impact.** The proposed Project would not store or release any hazardous materials onsite. The proposed project is a single-family home which would only contain household cleaning items that would have a less than significant impact on the surrounding environment. Therefore, no impacts would occur.
- b) **Less Than Significant Impact.** The proposed Project would not store or release any hazardous materials onsite. The use and storage of all hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Therefore, less than significant impacts would occur.
- c) **No Impact.** Emissions and handling of hazardous or acutely hazardous materials, or substances, would have a less than significant impact on any existing or proposed schools that are within a quarter mile from the Project site. The nearest school is located to the southwest and more than 1-mile away. Therefore, no impacts would occur.
- d) **No Impact.** The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code 65962.5. Therefore, the Project would not create a significant hazard to the public or environment.
- e) **No Impact.** The Project site is located more than 20-miles to the east of Camarillo Airport and is not located within an Airport Land Use Plan or within two miles of a public use airport. Therefore, the proposed Project would not result in a safety hazard for people residing or working in the Project area. As a result, no impacts would occur.
- f) **No Impact.** The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the Project has adequate access and has accommodated an emergency vehicle turn around area. Therefore, no impacts would occur.
- g) **No Impact.** The Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Due to it being in an area that is already developed with single family structures, the addition of one more house to the neighborhood would not increase the risk of impacts to the surrounding properties. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY - Would the Project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:** *City of Thousand Oaks, General Plan 1997; Submitted Project Materials*

- a) **No Impact.** The proposed Project would not violate any water quality standards or waste discharge requirements. Running water will be provided from the local main water line. In addition, the Project will also tap into the local sewage line. Therefore, no impacts would occur.
- b) **No Impact.** The Project would not substantially deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the



proposed Project will not be using a well to supply running water. In addition, the City of Thousand Oaks General Plan and North Ranch Specific Plan have analyzed the water will serve for this project area and has determined that there is sufficient water capacity and delivery for this specific community. Overall, the Project will not increase water consumption in the city to a significant level and meets the goals and policies of the Hill Canyon Treatment Plant’s Master Plan. Therefore, no impacts would occur.

- c) **Less than Significant Impact.** The Project site will not impact any US federally listed blue line streams. However, the Project is near an ephemeral stream that runs north to south from the project site. The proposed grading for the single-family residence will include approximately 15,137 sq ft. of grading limit. This grading limit will be outside the boundary of the ephemeral stream. The Project will include 197 cubic yards of grading above a 25% slope. This substantial grading will affect the drainage patterns of the hillside but will be designed to meet local Low Impact Design (LID) standards. The project will include approximately 3,592 sq ft. of manufactured slopes. These manufactured slopes will be designed to meet engineering standards to prevent erosion from a large storm event. Therefore, the impacts would be less than significant.
- d) **No Impact.** Based on existing site conditions, and proposed Project activities the Project would not substantially alter any existing drainage pattern of the site or area, which includes through the alteration of the course of a stream or river, or a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off-site. Therefore, no impacts would occur.
- e) **No Impact.** The proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. There would be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from or altered by the Project. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XI. LAND USE AND PLANNING - Would the Project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><i>SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Submitted Project Materials</i></b>				

- a) **No Impact.** The proposed Project would not physically divide an established community, because the Project is in a neighborhood of single-family residential developments. Therefore, no impacts would occur.
- b) **No Impact.** The Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect because the Project is consistent with the City General Plan, North Ranch Specific Plan, and local municipal code. In addition, the Project will comply with all applicable hazard protection, resource preservation, and land-use-modifying Overlay District regulations. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XII. MINERAL RESOURCES - Would the Project:</b>				
a) Result in the loss of availability of a known mineral resource that will 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"/>

**SUBSTANTIATION:** (Check  if Project is located within the Mineral Resource Zone Overlay): **City of Thousand Oaks General Plan, Resource Protection Map; Submitted Project Materials; California Department of Conservation: Mineral Land Classification Maps**

- a) **No Impact.** According to the Resource Protection Map in the City of Thousand Oaks General Plan, the Project site is not located within a Mineral Resources Zone within the City of Thousand Oaks. The proposed Project would not interfere with current mining operations. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not 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. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIII. NOISE - Would the Project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

**SUBSTANTIATION:** (Check if the Project is located in the Noise Hazard Overlay District  or is subject to severe noise levels according to the General Plan Noise Element ): **City of Thousand Oaks, General Plan 1997; Submitted Project Materials**

- a) **No Impact.** The Project site consists of one single family home. Overall, the proposed Project would not generate ambient noise levels in the area that would violate the City Municipal Code, or General Plan Noise Element. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not create exposure of persons to, or generation of excessive ground borne vibration or ground borne noise levels. The proposed Project is required to comply with the vibration standards of the Municipal Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses. Therefore, no impacts would occur.
- c) **No Impact.** The proposed Project is not within an Airport Safety Review Area. The Project is located over 20 miles from the nearest airport, Camarillo Airport. Thus, the Project would not cause a significant impact to aircraft utilizing the airstrips in terms of glint or glare. In addition, the proposed Project is not within two miles of a public or public use airport. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

construction of replacement housing elsewhere?

***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Submitted Project Materials.***

- a) **No Impact.** The proposed Project would not induce substantial population growth in an area either directly or indirectly, as this area is already zoned for a single-family home located in the Very Low-Density Residential Zone according to the City of Thousand Oaks General Plan. The City of Thousand Oaks General Plan designates the property as a Very Low Residential Zone which stipulates the development of no greater than 0-2 du/net acre. Therefore, the Project is not expected to induce population growth to a degree that could negatively impact the City of Thousand Oaks or the development of new homes or roads. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished because of this proposal. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XV. PUBLIC SERVICES</b>				

- 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 public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Submitted Project Materials***

- a) **No Impact.** The proposed Project is a single-family home that is serviced by existing local facilities including utilities on Skelton Canyon, road infrastructure, and contains a fire department turnaround as part of the home's design (Page A-6, Site Plan). Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>				
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 will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Submitted Project Materials***

- a) **Less than Significant Impact.** The proposed Project would not increase the use of existing neighborhood and regional parks nor other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, less than significant impacts would occur.
- b) **No Impact.** The proposed Project does not include or require the construction of recreational facilities and would not result in an increased demand for recreational facilities due to the negligible increase in population from a single-family home. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVII. TRANSPORTATION – Would the Project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Submitted Project Materials***

- a) **Less than Significant Impact.** As a small-scale Project within only one single family home, the proposed Project would not cause an increase in traffic. Local roads would only be impacted during temporary construction. Therefore, impacts would be less than significant.
- b) **Less than Significant Impact.** As a small-scale Project, the proposed Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b). The scheduled maintenance activities would result in a negligible increase in vehicle miles traveled (VMT). Therefore, impacts would be less than significant.
- c) **No Impact.** The proposed Project would not substantially increase hazards due to a design feature or incompatible uses because the Project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the Project that would impact surrounding land uses. Therefore, no impacts would occur.
- d) **No Impact.** The site incorporates an access road with adequate emergency vehicle turn around during a possible emergency event. Adequate access to ingress and egress points including turnaround areas are of adequate width and preliminary approved by County Fire during their review of the Project. Therefore, no impacts would occur.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**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
  - 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials***

Assembly Bill (AB) 52 took effect on July 1, 2015. AB 52 requires a lead agency to make its best efforts to avoid, preserve, and protect tribal cultural resources.

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 21083.3.2.) 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. Public Resources Code section 21082.3(c) also contains provisions specific to confidentiality.

Prior to the release of the CEQA document for a Project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project if: (1) the California Native American tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed Project in the geographic area that is traditionally and through formal notification of proposed Projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

- a) **Less than Significant Impact with Mitigation.** The South-Central Coastal Information Center received a records search request for the Project area. Records search for the Project area and a 1-mile radius were provided and included a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Historic Properties Directory (HPD) listings were reviewed for the Project site and a 1-mile radius.

A portion of the Project site has been surveyed previously. While there are no recorded archaeological sites within the Project area, buried resources could potentially be unearthed during Project activities. Therefore, customary caution and a halt-work condition shall be in place for all ground-disturbing activities. If any evidence of cultural resources is discovered, all work within the vicinity of the find shall stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of cultural resources shall not be attempted by Project personnel. It is also recommended that the Native American Heritage Commission (NAHC) be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer the Project proponent to local tribes with knowledge of potential sensitivity.

- b) **Less than Significant Impact with Mitigation.** The Project proponent shall consider the significance of any possible resource to a California Native American tribe. With

required mitigation and monitoring requested by tribes with ancestral interest in the Project area, the impact would be reduced to a less than significant level.

### **Mitigation Measures**

#### **TCR-1: Treatment of Tribal Cultural Resources**

If a pre-contact cultural resource is discovered during Project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.

Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe. All plans for analysis shall be reviewed and approved by the applicant and Tribe prior to implementation, and all removed material shall be temporarily curated on-site. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and Tribe for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and Tribe.

#### **TCR-2: Inadvertent Discoveries of Human Remains/Funerary Objects:**

In the event that any human remains are discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately notify the Tribe, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity.

The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make

the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances.

The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, parties, and Lead Agencies would be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIX. UTILITIES AND SERVICE SYSTEMS - Would the Project:</b>					
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Submitted Project Materials</i></b>					

- a) **Less Than Significant Impact.** The proposed Project would not require new or expanded water, wastewater treatment or storm water drainage which could cause significant environmental effects. The Project site will connect to the existing water and sewer lines and, due to the size of the Project there would be negligible environmental impacts. Therefore, the impacts would be less than significant.
- b-c) **No Impact.** The proposed Project would not require or result in the construction of new water or wastewater treatment facilities. The proposed Project would increase the intensity of uses on the Project Site and would result in increased water use over the previous use given the net increase of 7,186 square feet of new building space. California Water Services has given the project a water will-serve letter stating availability of water resources for the proposed development. Therefore, no impacts would occur.
- d) **No Impact.** The proposed Project would not generate excess waste nor impact the capacity of local infrastructure. The proposed Project includes one single family home and would not create excessive waste. Therefore, no impacts would occur.
- e) **Less than Significant Impact.** The Project developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the City in compliance with the recycling requirements of Assembly Bill (AB) 2176. A Construction Waste Management Plan would be prepared in two parts to show adequate handling of waste materials; disposal, reuse, or recycling as required by the City Department of Public Works. Therefore, the impacts would be less than significant.

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XX. WILDFIRE:</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION: City of Thousand Oaks, General Plan 1997; Hazards Policy Map HZ-5 Fire Hazard Severity Zones; Submitted Project Materials***

- a) **No Impact.** The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, no impacts would occur.
- b) **Less than Significant Impact.** The Project site is in the City of Thousand Oaks in the Conejo Valley. Although a suburban area, Thousand Oaks has extensive areas of land that are fire hazard areas. The region’s climate, periods of drought, extreme fire weather, vegetative fuel composition, and steep and varied terrain make it susceptible to wildland fires. The shrub- and scrub-dominated plant communities (e.g., coastal sage scrub, chaparral) occurring throughout the Project area are adapted to seasonal fires and provide a natural source of vegetative fuel. Weather throughout Southern California is influenced by the Pacific Ocean; wet winters and dry summers with mild seasonal changes characterize the Southern California climate. This climate pattern is occasionally interrupted by extreme periods of hot weather, winter storms, or dry, easterly Santa Ana winds. Santa Ana winds bring hot, dry desert air from the east into the region during late summer and fall, which increases wildland fire hazards during these seasons. Dry vegetation, low humidity, and high air temperature can combine to produce large-scale fire events. However, according to the Cal Fire, Fire Hazard Severity Viewer the Project does not fall within a Moderate, High or Very High Fire Hazard zone. the subject parcel is within a populated area surrounded by hillsides and other single-family homes. Implementation of a 100 ft brush clearance and review of the Project by the County of Ventura Fire Department would reduce any potential impacts to less than significant.
- c) **No Impact.** The proposed Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities). The proposed Project is not expected to exacerbate fire risk that may result in temporary or ongoing impacts to the environment. Therefore, no impacts would occur.
- d) **No Impact.** The proposed Project would not 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. Therefore, no impacts would occur.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|



restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- b) 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)?
- c) Does the Project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?

- a) **Less than Significant Impact with Mitigation.** According to the biological assessment conducted by Forde Biological Consultants in June 2022, the proposed Project will potentially impact a special status species though habitat removal by construction on the fuel modification zone. The removal of coastal sage scrub communities will result in the loss of habitat that could support the southern California legless lizard, San Diegan tiger whiptail, coast patch-nosed snake, San Diego Mountain kingsnake, south coast garter snake, coast range newt, and the San Diego desert woodrat. Although these species are not protected, they are considered special status by the California Department of Fish and Wildlife (CDFW).

Furthermore, the driveway and house will encroach on 12 protected Coast Live Oak Trees and 1 Valley Oak throughout the property. Additionally, 4 Oak trees and 1 California Sycamore are located off-site but will be affected by this development and will need cleanup pruning. Mitigation measures BIO-8 shall be required to reduce potential impacts to less than significant.

There are no identified historic or prehistoric resources identified on this site based on field surveys. No archaeological or paleontological resources have been identified in the Project area. Impacts to Cultural or Tribal Cultural Resources due to inadvertent discoveries during Project development would be reduced to a less than significant level with the implementation of mitigation measures recommended in the Cultural Resources **(CUL-1)** and Tribal Cultural Resources **(TCR-1)**.

- b) **No Impact.** The proposed Project does not have impacts that are individually limited, but cumulatively considerable. The sites of Projects in the area to which this Project would add cumulative impacts have either planned or existing infrastructure that is sufficient for all planned uses.
- c) **No Impact.** The proposed Project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this Project or identified by review of other sources or by other agencies.

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse

*Initial Study*  
*Ferruzza Residence*  
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*January 2024*

effects upon the region, the local community, or its inhabitants. At a minimum, the Project would be required to meet the conditions of approval for the Project to be implemented. It is anticipated that all such conditions of approval would further ensure that no potential for adverse impacts would be introduced by construction activities, initial or future land uses authorized by the Project approval.

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*January 2024*

### **GENERAL REFERENCES**

California Department of Conservation, California Geological Survey, Mineral Resources and Mineral Hazards

California Department of Conservation, Geologic Hazards Map

City of Thousand Oaks Municipal Code

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.

City of Thousand Oaks, General Plan 1997

Ventura County Air Pollution Control District (VCAPCD), CEQA Air Quality Handbook, November 1993.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/>

United States Environmental Protection Agency, National Overview: Facts and Figures on Materials, Wastes and Recycling, 2023

### **PROJECT-SPECIFIC REFERENCES**

Cultural Resources Record Search Results for the Ferruzza Residence Project, City of Thousand Oaks, Ventura County, California.

Biological Assessment 3948 Skelton Canyon Circle (APN 6900-001-010) Thousand Oaks Ventura County, California, 91360 by Forde Biological Consultants. Jun 14,2022

Protected Tree Report for 3948 Skelton Canyon Westlake Village, CA 91362 by James Dean, RLA. January 20, 2024

**Appendix I**

**Visual Impact Analysis**





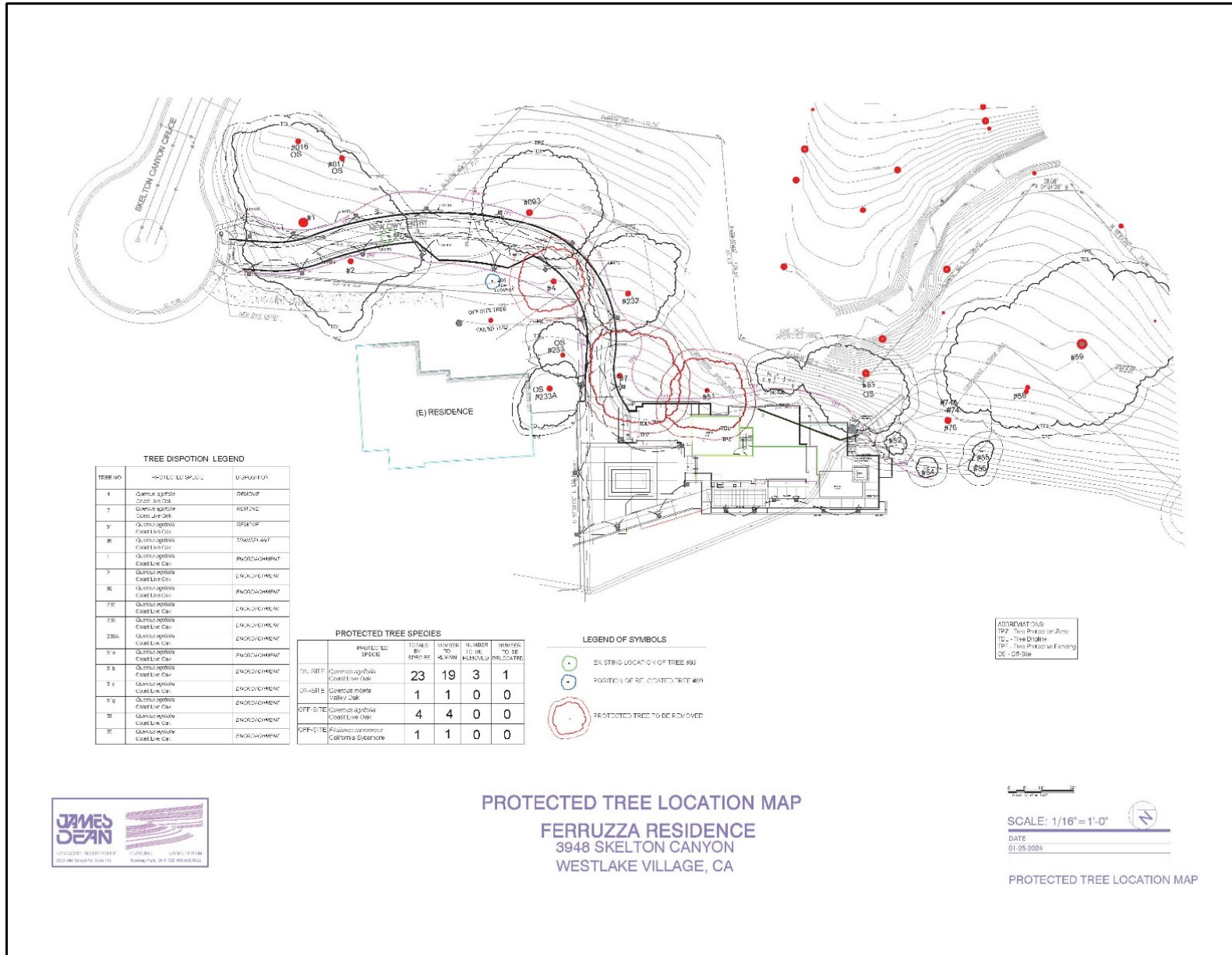
Property behind hill. Not visible from Hillcrest

View from Hillcrest Drive

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## Tree Location Map





	Monitoring Responsibility	Monitoring/Reporting Action & Schedule	Monitoring Compliance Complete (Name/Date)
<b>Biological Resources:</b>			
<p><b>BIO-1 Design Considerations:</b>  The Project proponent should include designs that will capture and convey hardscape run-off through biofilters (vegetated gravel filed planters and filter strips) before discharge to the Arroyo Conejo or to a storage system for use as landscape irrigation during dry spells. Discharge of water from the swimming pool should also be conveyed through a filter before discharge or stored for irrigation. The owner shall use an Ozone generator or a salt chlorinator rather than use a system that requires the addition of chlorine and other harsh chemicals. These measures will reduce potential for erosion and reduce the potential for introducing sediments and other pollutants into the Arroyo Conejo.</p> <p>The Project proponent shall use fire resistant materials where feasible, utilize designs that will reduce the potential for structures to catch fire, equip structures with an indoor and outdoor sprinkler system, and install irrigation adequate for fire suppression. The swimming pool shall also be equipped with a pump and fire hose attachment so that its water can be used for fire suppression during emergency. These measures will reduce potential for erosion and reduce the potential for introducing sediments and</p>	<p>Planning Division</p>		

<p>other pollutants into the Arroyo Conejo.</p> <p>Exterior lighting shall be minimized and restricted to low intensity features that do not exceed 60 watts, or the equivalent. Exterior lighting should be shielded so that light is not cast outward beyond the limits of the development envelope. Pathway, driveway, and parking area lights should be limited to fixtures that are directed downward and do not exceed two feet in height. This measure will reduce the potential for adverse affects upon local movement of wildlife up and down the Arroyo Conejo</p>			
<p><b><u>BIO-2 FUEL MODIFICATION PLAN/EROSION CONTROL PLAN:</u></b>  A typical 100-foot fuel modification zone will extend across the Arroyo Conejo. Fuel modification of the between the tops of the banks of the Arroyo Conejo shall be prohibited. Fuel modification within the area dominated by Quercus agrifolia Woodland Alliance, shall be limited to the removal of non-native species and trimming of oak braches in the area above the driveway. Oak trees shall not be removed.</p> <p>The Project proponent shall submit to the City of Thousand Oaks, an Erosion Control and Best Management Practices Plan, prepared by a qualified, licensed professional. The plan shall certify that it is in conformance with the City’s requirements. The plan will include track plates at ingress and egress, silt fence, straw waddles, and sand bags to ensure that runoff during the construction</p>	<p>Planning Division</p>		

<p>phase of the Project is not directly discharged into the creek. This measure will reduce the potential for adverse affects upon water quality of the Arroyo Conejo.</p>			
<p><b><u>BIO-3 SOUTHERN CALIFORNIA LEGLESS LIZARD PROTECTION PLAN:</u></b>  Southern California legless lizard undoubtedly occurs at the property. Although the CDFW considers the species to be special-status, they have not developed guidelines or protocols to survey for it. The species lives mostly underground, which makes it very difficult to conduct surveys for it. The method that has proven to be most successful in locating legless lizard is raking but the technique is only suitable for use in sandy soils and leaf litter. In other habitats, boards are typically placed on the ground and checked periodically; however, this method does not appear to have any great success. Decision makers should assume presence of this species.</p> <p>Lacking specific guidelines and protocols, the following measures are based on previous experiences and life history of the species. A qualified biologist shall rake through the leaf litter within the proposed development, including the driveway, in an attempt to locate individuals. If legless lizards are found, they shall be relocated to another area of the property well beyond the proposed development area and fuel modification zones. All leaf litter shall then be raked from the development area and spread elsewhere within the oak woodland but beyond fuel</p>	<p>Planning Division</p>		

<p>modification zones. The qualified biologist must hold a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling of this species. The Southern California Legless Lizard Protection Plan shall be implemented 3 - 5 days before any clearing, grubbing, or grading activities occur.</p>			
<p><b><u>BIO-4 WOODRAT AVOIDANCE &amp; RELOCATION PLAN:</u></b></p> <p>The biologist observed at least two woodrat houses on the property. It is likely that the houses belong to bigeared woodrat; however, San Diego woodrat cannot be ruled out. The woodrat houses and vegetation within 10 feet of them shall therefore be left in place if feasible. If they cannot be left in place, they shall be dismantled and the sticks of each placed in a pile beyond the proposed development area and fuel modification zones. This will reduce the potential for direct mortality upon woodrat including San Diego desert woodrat should the species occur. It will also provide them a chance to escape and a source of sticks that they could potentially use to rebuild their houses. The Woodrat Avoidance &amp; Relocation Plan shall be implemented 3 - 5 days before any clearing, grubbing, or grading activities occur.</p>	<p>Planning Division</p>		
<p><b><u>BIO-5 BAT AVOIDANCE &amp; PROTECTION PLAN:</u></b></p> <p>The Fire Department will require the removal of large oak tree</p>	<p>Planning Division</p>		

branches particularly along the driveway. A qualified bat biologist shall be present and shall monitor the removal of the branches. The Bat Avoidance & Protection Plan will reduce the potential for the Project to adversely affect bats, including pallid bat, should they occur. The arborist removing the branches shall inspect all cavities and ensure that they are bat free (and free of bird nests) before they are removed.

If bats are discovered in any of the cavities, the qualified biologist will make an attempt to identify the species and determine if they are using any of the cavities as a maternal site or not. If visual identification is not possible, the qualified biologist shall conduct an acoustical survey to determine species. If bats are using any of the cavities as a maternal site, the branch with the cavity will be left in place until the biologist determines that the pups are independent of the adults. If bats are present but the cavity is not being used as a maternal site, the biologist shall take steps to passively exclude them before any removal of branches or limbs occurs. If the biologist identifies special-status bats, they shall consult the CDFW before any exclusion occurs. The qualified biologist must hold a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling. The Bat Avoidance & Protection Plan can be implemented any time after the Project is approved but before any clearing, grubbing, or grading activities occur; however, it is best to implement it late fall

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**BIO-6 NESTING BIRD SURVEY, AVOIDANCE & PROTECTION PLAN:**

Initial grubbing, grading, and construction should be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, a qualified biologist shall conduct a nest survey or surveys before any activities are scheduled to occur. This will reduce the potential for the Project to adversely affect nesting birds including long-eared owl should it occur.

- A. The biologist must be familiar with nesting ecology of southern California species, must have a proven track record of actually finding nests, and must be approved by CDFW and/or preferably holds permits that allow them to survey for nests including those of rare, threatened, and endangered species.
- B. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season, the biologist should conduct a survey 7 days and again 3 days before the activities are scheduled to begin. The biologist should focus their effort within the proposed development envelope and areas within 50 feet it. The biologist

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<p>should also survey 300 feet beyond the development areas to determine if there are active raptor nests nearby.</p> <ul style="list-style-type: none"><li>C. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur within the CDFW defined nesting season, the biologist should conduct a series of surveys, which should begin 31 days before any scheduled activities, and be conducted one week a part with the final survey being conducted 3 days before schedule activities begin.</li><li>D. The biologist shall prepare a brief report summarizing the results of the surveys and submit it to the City of Thousand Oaks</li><li>E. If the biologist determines that there are active nests within or adjacent these areas, they should establish a 50-foot buffer for passerine nests and a 100 to 300-foot buffers for raptor nests.</li><li>F. The biologist should clearly mark the buffer area in the field in areas where it overlaps the proposed grading limits/development area.</li><li>G. No work will occur within a nest buffer under any circumstance unless authorized in writing by the CDFW, or until the fledglings are no longer dependent on the nest, or until the biologist</li></ul>			
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<p>otherwise determines that the nest is inactive.</p> <p>H. The driveway shall remain open even if the buffers of nests extend across it; however, there shall be no stopping within these buffers and under no circumstance can large vehicles or equipment pass within 10 feet of a nest without the presence of the biologist or a statement from the biologist that their presence is not necessary and why.</p> <p>I. If the biologist determines that a buffer reduction is feasible, without affecting the outcome of a nest, they shall prepare and submit a letter requesting a reduction to the CDFW along with any necessary information and a statement of justification so that the CDFW can make an informed decision to allow the reduction or not.<sup>32</sup> CDFW buffer reduction approvals must be provided to the City of Thousand Oaks.</p> <p>J. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if it's being affected.</p> <p>K. In circumstances when activities are scheduled to occur between an original buffer and a reduced</p>			
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<p>buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if it's being affected.</p> <p>L. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource.</p> <p>M. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting or has the potential to affect the outcome of a nest.</p> <p>N. The biologist shall send weekly monitoring reports to the CDFW and the City of Thousand Oaks documenting the status of monitored nests and others as necessary. Both shall be notified immediately if any of the Project activities result in take.</p> <p>O. This plan shall also be implemented before any fuel modification activities occur. Fuel modification activities should only occur after the construction phase of the Project has been completed or as otherwise directed by the Fire Department.</p>			
<p><b><u>BIO-7 DRAINAGE PROTECTION PLAN:</u></b></p>			

<p>The intent of this measure is to protect the Arroyo Conejo and its associated wildlife including Southern western pond turtle, two-striped garter snake, south coast garter snake, and Coast Range newt. Orange construction fence and silt fence shall be used to protect the Arroyo Conejo during the construction phase of the Project. The fencing will prevent accidental discharge of materials from entering into it and discharge of sediments during storm events.</p> <ul style="list-style-type: none"> <li>A. Laborers shall install orange construction fence between the creek and the outside edge of the disturbance limits.</li> <li>B. Laborers shall then attach silt fence to the base of the construction fence and bury it at its base in a manner that will prevent accidental discharge from entering the Arroyo Conejo. The silt fence shall be consistent with practices outlined in the Erosion Control Plans and Best Management Practices.</li> <li>C. Signs shall be placed on the fence, that will declare - Sensitive Habitat Area - No Entry Allowed - If Accidental Discharge Occurs You Must Call the Project Biologist Immediately. The signs shall include the phone number of the Project Biologist.</li> <li>D. A biologist shall monitor installation of the fence and signs.</li> </ul>	<p>Planning Department</p>		
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<p>E. The Project proponent or their contractor will inform the City of Thousand Oaks when construction is scheduled to begin and invite them to inspect the fence and signs.</p> <p>F. The fence and signs shall remain in place and be maintained by the Projects contractor throughout the duration of construction.</p>			
<p><b><u>BIO-8 OAK TREE PROTECTION PLAN:</u></b>  Protective fencing shall be placed at the outermost limits of the protected zones of the oak trees or groups of trees that occur on the property and for encroachments, at the limits of disturbance. The protected zone is 5 feet from the canopy or 15 feet from the trunk; whichever is greater. Please refer to the Oak Tree Report, provided separately, for additional protective measures.</p> <p>A. The fencing shall be in place before vegetation clearance, grubbing, grading, or construction activities begin.</p> <p>B. No grading, construction, staging of equipment, or storage of materials shall be allowed within the protected zones of the trees.</p> <p>C. No construction personnel shall enter the protected zones of the trees.</p> <p>D. Signs should be attached to the fence, which declare: NO ENTRY, PARKING, OR STORAGE</p>	<p>Planning Department</p>		

<p>ALLOWED WITHIN 5 FEET OF OAK TREES.</p> <p>E. After the fencing and the signs have been installed, the Project proponent's contractor will inform the City of Thousand Oaks when construction is scheduled to begin and invite them to inspect the protective fencing and signs.</p> <p>F. The fence shall remain in place and be maintained by the Projects contractor throughout the duration of construction.</p>			
<p><b><u>BIO-9 SPECIAL STATUS SPECIES PROTECTION PLAN:</u></b></p> <p>The intent of this measure is protect special-status species including Southern California legless lizard, San Diegan tiger whiptail, coast patch-nosed snake, and San Diego mountain kingsnake during construction. A qualified biologist shall conduct a pre-construction survey 1 day before activities are scheduled to occur and will monitor clearing of vegetation, grubbing, and initial grading activities. If special-status species or any other wildlife is located, they shall be ushered out of harms way or captured and relocated to an area of the property that is not affected by the proposed development or fuel modification zone. The qualified biologist must hold a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling of the special-status species that are most likely to occur.</p>	<p>Planning Department</p>		

<p><b>BIO-10 INITIAL FUEL MODIFICATION:</b>  The site shall only be fuel-modified after the construction phase of the proposed Project is completed.</p> <ul style="list-style-type: none"> <li>A. A qualified biologist shall implement the Nesting Bird Survey &amp; Protection Plan before fuel modification occurs.</li> <li>B. Initial fuel modification should not occur within the defined nesting season of birds under any circumstance as it could easily be scheduled to avoid it; however, it should be conducted in accordance with fire department regulations in future years after occupation of the single-family residence.</li> <li>C. This measure is only applicable for initial fuel modification. Fuel modification mandated by the Fire Department in future years shall not be subject to this measure; however, it is the property owners responsibility to ensure that it is properly fuel modified on an annual basis and that nesting birds are not directly affected by the activity.</li> </ul>	<p>Planning Department</p>		
<b>CULTURAL RESOURCES:</b>			
<p>In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public</p>	<p>Planning Division</p>		



<p>Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which would determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD would have the opportunity to offer recommendations for the disposition of the remains</p>			
<b>TRIBAL CULTURAL RESOURCES:</b>			
<p><b>TCR-1: Treatment of Tribal Cultural Resources</b></p> <p>If a pre-contact cultural resource is discovered during Project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.</p> <p>Should any significant resource and/or TCR not be a candidate for avoidance or preservation in</p>	<p>Planning Division</p>		

<p>place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe. All plans for analysis shall be reviewed and approved by the applicant and Tribe prior to implementation, and all removed material shall be temporarily curated on-site. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and Tribe for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and Tribe</p>			
<p><b>TCR-2: Inadvertent Discoveries of Human Remains/Funerary Objects:</b></p> <p>In the event that any human remains are discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately notify the Tribe, the applicant/developer, and</p>	<p>Planning Division</p>		

<p>the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity.</p> <p>The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary</p>			
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rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances.

The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, parties, and Lead Agencies, would be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).