Draft Initial Study /
Mitigated Negative Declaration

Conejo Creek Park Southwest Development

PREPARED FOR

Conejo Recreation and Park District
403 W. Hillcrest Drive
Thousand Oaks, California 91360
Attn: Andrew Mooney
(805) 495-6471

PREPARED BY:

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Contact: Ms. Laura Kaufman, AICP
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(818) 879-4700

January 2019

CONEJO CREEK PARK
SOUTHWEST DEVELOPMENT

DRAFT INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

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MITIGATED NEGATIVE DECLARATION

Conejo
Recreation & Park District

Applicant: Conejo Recreation and Park District

Request: To allow construction of a neighborhood park and associated recreation amenities for the Conejo Recreation and Park District.

Location:

Initial Study Determination / CEQA Findings

As required under the provisions set forth in Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study has been prepared by the City of Thousand Oaks. The Initial Study, which is attached, evaluates the potential effects of this proposed project on the environment. Although the Initial Study has determined that the proposed project could have a potentially significant impact on the environment, feasible mitigation measures have been identified that will either avoid those impacts or reduce them to a level of insignificance. Based on these findings, a Mitigated Negative Declaration (MND) has been prepared for the proposed project in compliance with the provisions set forth in Section 15070 of the CEQA Guidelines as amended.

Contact Person / Public Review Period

The contact person for this MND is: Andrew Mooney, Project Manager at Conejo Recreation and Park District. The public review period is 30 days. Comments are solicited and must be submitted in writing to the Conejo Recreation and Park District, 403 W. Hillcrest Drive, Thousand Oaks, California 91362-2903, no later than March 1st, 2019.

Draft Mitigated Negative Declaration Issued

Date: 1/29/19 Signature: _____

Final Mitigated Negative Declaration Issued

☐ Public Comments and Staff Response Included in Final MND
☐ No Comments Received

Date: _____ Signature: _____

USE OF INITIAL STUDY

The Initial Study is intended to provide information for analysis of the project's environmental effects. Determining the significance of environmental impacts is a critical and often controversial aspect of the environmental review process. It is critical because a determination of significance may require that the project be either substantially altered, or that feasible mitigation measures be employed to avoid the impact or reduce it below the level of significance. Where a project is revised in response to an Initial Study so that potential adverse effects are effectively mitigated, a Negative Declaration shall be prepared instead of an EIR. If the project will still result in one or more significant effects on the environment after mitigation measures are added to the project, an EIR shall be prepared. Correspondingly, the Initial Study also provides documentation of the factual basis for making the finding that the project will, or will not have a significant effect on the environment.

INITIAL STUDY DETERMINATION

☐ I find the proposed project will not have a significant effect on the environment. Therefore, a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a potentially significant effect on the environment, feasible mitigation measures have been recommended that will either avoid such effects or reduce them to a level of insignificance. Therefore, a MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project may have one or more significant effects on the environment, which cannot be avoided or mitigated to a level of insignificance. Therefore, preparation of an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that although an earlier referenced environmental document has been prepared, resultant minor changes in the project design, environmental effects or mitigation measures, require that an ADDENDUM be prepared in order to address these modifications.

☐ I find that although an earlier referenced environmental document has been prepared, significant new information has become available pertaining to one or more potential effects of the proposed project, which could not have been known at that time and therefore were not addressed. As a result, a SUPPLEMENT will be prepared to analyze these new effects and recommend feasible mitigation measures.

☐ I find that all potentially significant effects have been adequately analyzed in an earlier referenced environmental document and that there are no new, or previously unknown, potentially significant effects associated with the proposed project that require additional mitigation or avoidance. Therefore, no further analysis is required.

INITIAL STUDY

1. Project Title: Conejo Creek Park Southwest Development

2. Lead Agency Name and Address: Conejo Recreation & Park District, 403 W. Hillcrest Drive, Thousand Oaks, CA 91360

3. Contact Person and Phone Number: Andrew Mooney, 805-495-6471

4. Project location: The subject property is a 14.1-acre site generally located north of Highway 101 and immediately west of State Route 23. More specifically the site is located north of Combes Avenue, south of Conejo Creek Channel, and on either side of Paige Lane. The site consists of five (5) Assessor Parcel Numbers (APNs): 677-0-110-325, -295, -335, -275, and -365.

5. Project sponsor's name and address: Conejo Recreation & Park District, 403 W. Hillcrest Drive, Thousand Oaks, CA 91360

6. General Plan and Zoning Designation: The General Plan Land Use Element designates the subject property as Existing Park, Golf, Open Space. The zoning is R-O (Single-Family Estate Zone) and R-1 (Single Family Residential Zone).

7. Description of the project: The proposed Conejo Creek Southwest Park Development Project (project) would construct a park and associated amenities such as trails, a playground, a sand volleyball court, and a multi-use court. The project site is within the City of Thousand Oaks (City) on a disturbed and vacant lot bisected in the middle by Paige Lane. See below for full project description.

8. Surrounding land uses and setting: The project site consists of previously disturbed predominantly vacant lots on the east and west side of Paige Lane. The only features existing on the site include a rock border between the project site and Paige Lane, and existing trees on site. Surrounding the project site are residential areas to the north, west, and south. To the east of the project site is State Route 23. The zoning of these areas is as follows:

   North: Single-Family Residential Zone (R-1-10)
   West: Single-Family Residential Zone (R-1-10)
   South: Single-Family Estate Zone (R-O)
   Southeast and Southwest: Residential Planned Development Zones (RPD)
   East: State Route 23 and east of that, Single-Family Estate Zone (R-O)

9. Other public agencies whose approval is required: The Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW) may assert jurisdiction due to the vegetated swale on the project site.

POTENTIALLY AFFECTED ENVIRONMENTAL FACTORS

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is considered a potentially significant as indicated by the following checklist:

- [ ] Aesthetics
- [x] Air Quality
- [x] Biological Resources
- [x] Cultural Resources
- [x] Geology and Soils
- [ ] Grading and Topographic Modification
- [ ] Hazards & Hazardous Materials
- [ ] Hydrology/Water Quality
- [ ] Land Use Planning
- [ ] Energy and Mineral Resources
- [ ] Population and Housing
- [ ] Noise
- [ ] Public Services
- [ ] Transportation and Traffic
- [ ] Tribal Cultural Resources
- [ ] Utilities and Service Systems
- [ ] Mandatory Findings of Significance

PROJECT DESCRIPTION

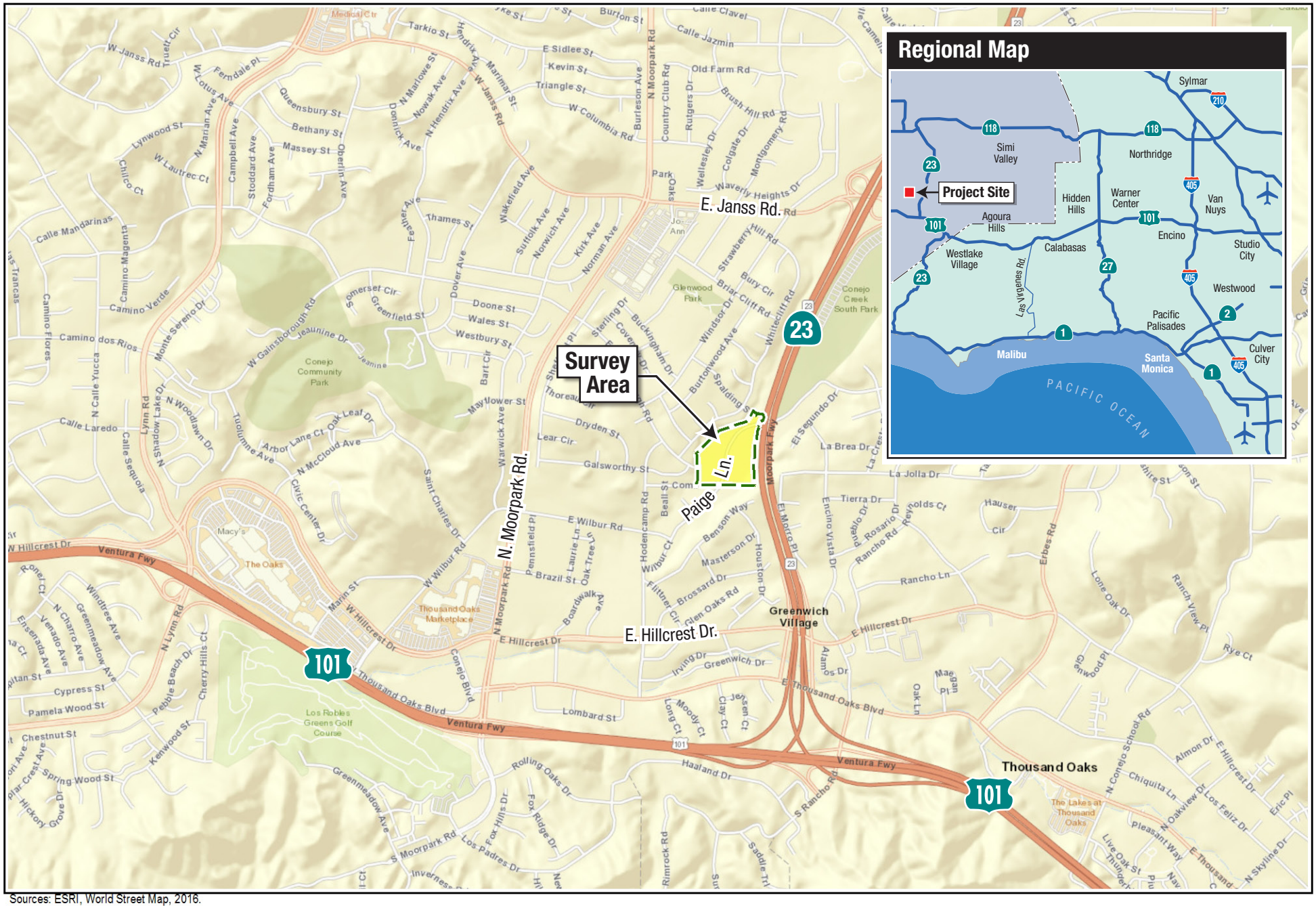
The proposed Conejo Creek Southwest Park Development Project (project) site is located immediately west of State Route 23 and north of Highway 101 in the City of Thousand Oaks. Specifically, the project site is approximately 14.1 acres of predominantly vacant land north of Combes Avenue, south of the existing Conejo Creek Channel, and bisected by Paige Lane, as shown in **Figure 1, Regional Location Map**. The project site consists of 5 APNs: 677-0-110-325, -295, -335, -275, and -365. Two APNs, -325 and -295 are west of Paige Lane and comprise 7.18 acres, and the other three are east of Paige Lane and total 6.92 acres. All parcels are zoned Single Family Residential (R-1), except -365 which is zoned Single-Family Estate (R-O). A zone change of all of the parcels to Public, Quasi-Public, and Institutional Lands and Facilities (P-L) would occur, to be consistent with proposed project site uses.

The center of the project site would contain a Chumash Creek themed playground, a single occupancy restroom, a parking lot, a picnic shade structure, a concrete multi-use court, and a sand volleyball court. The parking lot will include nine parking spaces, one of which will be ADA-compliant. Multi-use lawns would be located to the north and south of these facilities, and a backstop would be located at the northern multi-use lawn. A native earth equestrian trail with a scored concrete crossing is proposed along the perimeter of the project site. The pedestrian path would also run along the project perimeter, mostly parallel to the equestrian trail, and connect to an existing multi-use path in the southwest corner of the project site. There would also be six fitness nodes at various locations along the pedestrian path. All project paving (i.e., for the parking lot, trails and walkways), will be comprised of permeable asphalt, or other permeable materials. The portion of the project site west of Paige Lane would include a multi-use lawn and a corral. The concept plan, **Figure 2, Concept Plan**, shows these project features. The Grading Plan (see **Appendix A**) for the project site show the full extent of the project impact area.

While the site is predominantly vacant, utility poles exist along the eastern and southern edges, a multi-use path traverses the north and west perimeter of the site, and a rock border separates the project site from Paige Lane. The Conejo Creek Channel is just outside of the project site along the north and west edges of the project border. Construction of the project is expected to take approximately 6 months and would involve 4,360 cubic yards of cut and 4,360 cubic yards of fill to be balanced on site.

The single occupancy restroom would connect to the existing wastewater and water lines with the service provider for wastewater and water both being the City of Thousand Oaks. Trash and recycling would be picked up by Conejo Recreation and Park District (District). The only lights on the proposed project site would be a solar powered security light at the single stall restroom.

All of the existing trees on site would remain, with only 13 trees having protected zone impacts due to grading and construction requirements. The concept plan shows trees planted throughout the project site and native and drought tolerant landscaping around the multi-use lawns. Along the southern edge of the project site, the project would revegetate the re-contoured swale with similar native species to those occurring in the region.



Sources: ESRI, World Street Map, 2016.

CONEJO CREEK PARK SOUTHWEST DEVELOPMENT - INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

envicom

Regional Location Map

0 1,000 2,000 Feet

FIGURE 1

Source: RRM Design Group, Aug. 22, 2018.

KEY

1. Existing Tree(s) to Remain
2. Existing Multi-Use Path
3. Existing Conejo Creek Channel
4. Existing Utilities
5. Vegetated Swale with On-Site Retention
6. Porous Asphalt Parking Lot (1 ADA, 8 Standard Spaces)
7. Crosswalk
8. Porous Asphalt Pedestrian Path
9. Native Earth Equestrian Trail with Scored Concrete Crossing
10. Restroom - Single Occupancy with Drinking Fountain and Bottle Filling Station
11. Chumash Creek Themed Playground
12. Picnic Shade Structure
13. "Optional" Picnic Shade Structure
14. Backstop
15. Multi-Use Court
16. Sand Volleyball
17. Multi-Use Lawn
18. Fitness Node (6 Total)
19. Boardwalk
20. Vehicle Gate
21. Future Corral
22. Park Sign (Primary)
23. Park Sign (Secondary)
24. Picnic Area
25. Native/Drought Tolerant Landscape Planting
26. Bike Racks
27. Perimeter Fencing
28. Culvert

Concept Plan

FEET 0 80 160

FIGURE 2

ENVIRONMENTAL IMPACT CHECKLIST

AESTHETICS. Would the project:

a. Have an adverse effect on a scenic vista, scenic highway or prominent ridgeline:

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: There are no state designated or eligible Scenic Highways in the vicinity; however, the project site falls within the 600-foot scenic highway corridor identified for Route 23 in the City's General Plan Scenic Highways Element (Scenic Highways Element).

As the project site is west of Route 23 and Route 23 is divided by traffic flow direction, the project site would be most visible to southbound traffic, from which it is visible for a stretch of approximately 900 feet. As discussed in the Scenic Highways Element, future actions for this corridor include encouraging the state to expedite its landscaping program along the route and calling for careful attention to be given to the design and location of future land uses adjacent to the route, where such uses would be visible from the highway. With regard to the first action, that encourages landscaping along the route, there is existing adjacent landscaping between the lanes of travel and the project site. Further, the project would add to the landscaped view, as it is currently a vacant lot with grasses and trees. With development of the proposed park, all of the existing trees will remain, and more trees, lawns and landscaping will be planted, groomed and maintained onsite.

With regard to the second action, that calls for careful attention to design and future uses visible from Route 23, the proposed project's low intensity use as a neighborhood park with minimal structures and large expanses of landscaping and multi-use lawns, would result in no adverse impact to the view. The proposed project would add to the positive aesthetic of the view from the scenic route.

As the proposed project would be located along Route 23 in the middle of the City of Thousand Oaks, it would be blocked from views from the east by the highway and would not add structures that would be significantly visible from a prominent ridgeline or scenic vista from any direction. Therefore, the project would have a less than significant impact to a scenic vista, scenic highway, or prominent ridgeline.

Mitigation: None required.

b. Have a demonstrable negative effect on the existing visual character or quality of the site and its surroundings?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project involves the development of a vacant lot into a park with associated park amenities. The project site currently has existing trees and a multi-use path on the north and west edges. Development of the proposed project would add additional trees, landscaped areas, multi-use lawns, pedestrian and equestrian trails, and a playground. The addition of these facilities and amenities would add to the visual character and quality of the site within a residential area, as it is currently unused vacant land. The proposed project would blend in and create a continuous aesthetic with the existing Conejo Creek Park system that continues along the existing multi-use path that continues to the northeast of the project site opposite of Route 23. Therefore, the project would have a less than significant impact to existing visual character or quality of the site and its surroundings.

Mitigation: None required.

c. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project site currently has no lighting fixtures or glare producing structures. At full buildout the project would include a playground, multi-use court, sand volleyball court, fitness nodes, picnic area, backstop, corral, bike racks, fencing, parking lot, pedestrian path, restroom, and multi-use lawns. None of these park features contain surfaces that produce significant amounts of glare (such as large expanses of glass). The potential for glare from the park amenities would be minimal and unlikely to be noticed outside of the immediate vicinity of the park structures. With regard to lighting, the only light at the project site would be a security light attached to the single stall restroom. The light would only be to illuminate the immediately surrounding area of the restroom and would unlikely be noticed outside of the park. Therefore, impacts related to light or glare would be less than significant.

Mitigation: None required.

AIR QUALITY. Would the project:

a. Exceed any local, state or federal air quality emission threshold or standard?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: On a regional scale, the project site is located within the South Central Coast Air Basin, as identified by the California Air Resources Board (CARB). Locally, the project is within the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD). Air emissions for the project were calculated using the California Emissions Estimator Model (CalEEMod) 2016.3.2, and compared to the VCAPCD's significance thresholds.[1] The project's maximum daily emissions are shown in **Table 1**, **Maximum Daily Emissions - Construction** and **Table 2**, **Daily Operational Emissions**, below, in comparison with the thresholds.

Construction Emissions

The VCAPCD does not provide construction phase thresholds. The provided thresholds are intended to only be applicable to operational emissions. However, Table 1 compares construction emissions to the operational thresholds to demonstrate the low impact of project construction.

Table 1
Maximum Daily Emissions - Construction

Daily Emissions (lbs/day)	ROG	NOx	CO	SO_2	PM-10	PM-2.5
Maximum Daily Emissions	2.31	21.02	14.91	0.04	7.24	4.23
VCAPCD Threshold	25	25	-	-	-	-
Exceeds Threshold?	No	No	-	-	-	-
Source: CalEEMod.2016.3.2. Outputs provided in Appendix B						

During construction, the project would be required to comply with VCAPCD Rules 55 and 74.2, which are dust reduction and architectural coating measures, respectively. Both rules would reduce emissions from construction. Therefore, the project would have a less than significant impact during construction.

[1] Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, October 2003.

Operational Emissions

Table 2
Daily Operational Emissions

Daily Emissions (lbs/day)	ROG	NOx	CO	SO_2	PM-10	PM-2.5
Area	0.02	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.37	1.45	4.29	0.01	1.03	0.29
Total	**0.39**	**1.45**	**4.29**	**0.01**	**1.03**	**0.29**
VCAPCD Threshold	25	25	-	-	-	-
Exceeds Thresholds?	No	No	-	-	-	-
Source: CalEEMod.2016.3.2. Outputs provided in Appendix B						

Table 2 above shows maximum daily operational emissions in comparison with the VCAPCD thresholds. As shown, daily operational emissions would not exceed VCAPCD thresholds. Thus, operational emissions would be less than significant.

Mitigation: None required.

b. Generate greenhouse gas emissions that may have a significant impact on the environment or conflict with the applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The VCAPCD has not adopted a greenhouse gas (GHG) emissions threshold of significance. For this analysis, as recommended by VCAPCD,[2] the project will be evaluated under the South Coast Air Quality Management District (SCAQMD) CEQA Greenhouse Gas Significance Threshold working group recommendations for GHG significance.[3] In order to standardize the warming potential of the various GHGs, they are commonly expressed in terms of carbon dioxide equivalents (CO_2e). CalEEMod calculations, which can be found in **Appendix B**, were used to estimate emissions from the project, as shown in **Table 3**, **Project Construction Greenhouse Gas Emissions** and **Table 4**, **Project Operational Greenhouse Gas Emissions**.

[2] Ventura County Air Pollution Control District, Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County, November 8, 2011.

[3] South Coast Air Quality Management District, Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #15, Tuesday, September 28, 2010, Accessed on December 6, 2018 at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf.

Construction Emissions

Table 3
Project Construction Greenhouse Gas Emissions

Year	Emissions (Metric Tons CO_2e)
2019	144.4
2020	15.8
Total	**160.2**
30 Year Annual Amortized Rate	5.3
Significance Threshold [a]	3,000

Source: CalEEMod Version 2016.3.1, an SCAQMD model; annual data provided in Appendix B.

[a] On December 5, 2008, the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the South Coast AQMD is the lead agency of 10,000 Metric Tons (MT) CO_2 equivalent/year. In September 2010, the CEQA Significance Thresholds GHG Working Group released revisions recommending a threshold of 3,000 MT CO_2e for any land use project.

As shown in Table 3, the estimated construction emissions would result in a total of 160.2 metric tons (MT) of CO_2e. The SCAQMD GHG emissions analysis policy is to amortize emissions over a 30-year lifetime, which would result in 5.3 MT of CO_2e per year. This is well below the 3,000 MT of CO_2e threshold.

Operational Emissions

Table 4
Project Operational Greenhouse Gas Emissions

Consumption Source	Emissions (MT CO_2e per year)
Area Sources [a]	0.0
Energy Utilization	0.4
Mobile Source	60.6
Solid Waste Generation	0.4
Water Consumption	41.9
Subtotal	**103.3**
Annual Amortized Construction	5.3
Total	**108.6**
Significance Threshold [b]	3,000

Source: CalEEMod Version 2016.3.1, annual results provided in Appendix B.

[a] CO_2e emission levels from area sources (e.g., off-site electricity generation) due to the project are very small and round to zero.

[b] On December 5, 2008, the South Coast AQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency of 10,000 Metric Tons (MT) CO_2e/year. In September 2010, the South Coast AQMD CEQA Significance Thresholds GHG Working Group released revisions that recommended a threshold of 3,000 MT CO_2e for any land use project.

As shown in Table 4, the estimated operational emissions would result in a total of 108.6 MT of CO_2e per year. This is well below the significance threshold.

Given this project is a park with nine parking spaces and is only expected to be used for recreational uses, overall it would not generate a significant amount of GHGs that may have a significant impact on the environment, as shown in Table 4. The proposed project would serve existing development and would not generate population growth or significant amounts of new traffic. The design of the project would not remove any existing trees on site and would add native vegetation and new trees. Further, the planting of additional trees and vegetation would slightly reduce the CalEEMod estimated emissions from those calculated above. Considering the size of the project and its expected uses, it would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, impacts to GHG emissions would be less than significant.

c. Expose sensitive receptors to potentially unhealthful pollutant concentrations?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☒	☐	☐

Less Than Significant With Mitigation: Sensitive receptors for this topic are populations that are generally more susceptible to the effects of air pollution than the population at large. Land uses considered to be sensitive receptors include residences, long-term care facilities, schools, playgrounds, parks, hospitals, and outdoor athletic facilities. The closest sensitive receptors would be existing residences to the south of the project site, across Combes Avenue.

Construction

During construction, the project would involve grading that would generate dust. The area is known to have San Joaquin Valley Fever ("Valley Fever"), formally known as *Coccidioidomycosis*, which could be spread by disturbance of soil.[4] Valley Fever is a fungus endemic to the Southwestern United States, including California. The fungus produces spores in the upper few inches of soil that can become airborne through soil disturbance and infect humans. There are many factors that may indicate a potential to create Valley Fever impacts including; disturbance of top soil of undeveloped land; dry, alkaline, sandy soils; undisturbed, non-urban areas; windy areas; archaeological resources probably or known to exist in the area; special events and motorized activities on unvegetated soil; and non-native populations.[5] The more factors the project has, the more likely for Valley Fever to be present.

As the project is within the VCAPCD jurisdiction, the project would be subject to Rule 55 which limits fugitive dust.[6] Compliance with this rule would help reduce

[4] MacLean, Michael L., M.D., M.S., Health Officer, Kings County, The Epidemiology of Coccidioidomycosis – 15 California Counties, 2007-2011, January 22, 2014.
[5] Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, October 2003.
[6] Ventura County Air Pollution Control District, Rulebook, Rule 55 – Fugitive Dust, Adopted 6/10/18.

risk of valley fever. While the project site meets some of the above criteria that indicate potential for Valley Fever, it is not currently known whether the project site soils contain the Valley Fever fungus, and the Thousand Oaks area has had cases of Valley Fever. The VCAPCD recommends mitigation measures within its Air Quality Assessment Guidelines. In order to reduce potential for Valley Fever, the project would implement mitigation measures, **AQ-1** through **AQ-6**, from the Air Quality Assessment to reduce project impacts to less than significant.

Operation

During operation, the project would not generate a significant amount of unhealthful pollutant concentrations (see Air Quality, part "a" above). Once the project is built, pollutants would mainly be from the increased number of cars that would be driven to the site. The project is a neighborhood park, a park classification the District expects to be predominantly accessed by foot by surrounding residences. Thus, the District requires only nine parking spaces. Based on these characteristics, the project is not expected to generate substantially more traffic or emissions from traffic than currently exists. Therefore, during operation the project would not create a significant increase in air emissions that would expose sensitive receptors to potentially unhealthful pollutant concentrations.

Mitigation:

AQ-1 Pre-grading activities shall include watering the area to be graded before commencement of grading operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities.

AQ-2 During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the APCD in determining when winds are excessive.

AQ-3 Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

AQ-4 Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Hazard regulations.

AQ-5 Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune.

AQ-6 During rough grading and construction, the access way into the project site from adjoining paved roadways should be paved or treated with environmentally-safe dust control agents.

d. Create objectionable odors affecting a substantial number of people?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: During construction, the project would have localized odor impacts typical of most construction sites, for example from construction equipment exhaust, paints and other materials. Such odors would be temporary and would be unlikely to be noticed given the distance of the nearest sensitive receptors to the bulk of the construction area in the middle of the project site. During operation, the project would serve recreational uses, which are not objectionable odor producing uses. Therefore, the project would have a less than significant impact to creating objectionable odors.

Mitigation: None required.

BIOLOGICAL RESOURCES. Would the project:

a. Have an adverse effect on any plant or animal species listed by the California Department of Fish and Game or U.S. Fish and Wildlife Service as a sensitive, special status species or rare and/or endangered?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: According to the project specific Biological Assessment and Jurisdictional Delineation, dated December 2018 in **Appendix C**, no plant species listed as rare, threatened, or endangered that would require a mandatory finding of significance (pursuant to CEQA Guidelines Section 15380) were found during the biological survey of the site. Braunton's milkvetch, federally endangered, was previously observed, as noted in the California Department of Fish and Wildlife's Natural Diversity Database (CNDDB), near the bike path west of Paige Lane in the northwestern portion of the survey area, in an area not proposed to be disturbed as part of the Project.

As stated in the Biological Assessment and Jurisdictional Delineation Braunton's milkvetch relies on fire or mechanical scarification for the seeds to geminate. The fields within the project site are managed for fuel modification, including tilling that disturbs the soils and the potential seed bank. The site is periodically tilled for fuel modification, so the seeds would have been subject to mechanical scarification, yet none have germinated to date. Therefore, the species is assumed absent from the development footprint. The natural habitat within the project site is degraded and under continual fuel modification practices, which likely preclude other sensitive species from occurring. As such, the on-site development footprint is not expected to result in direct impacts to special-status plants, and no mitigation is necessary.

Mitigation: None required.

b. Have a substantial adverse effect on any jurisdictional riparian or wetland vegetation?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☒	☐	☐

Less Than Significant With Mitigation: The project site supports non-wetland "waters of the United States," "waters of the State," and CDFW jurisdictional water features that would be subject to ACOE, RWQCB, and CDFW jurisdiction under the Clean Water Act, the Porter-Cologne Water Quality Control Act, and California Fish and Game Code Section 1600.

The ACOE generally does not assert jurisdiction over erosional features (e.g., swales and depressions) or ditches excavated wholly in, and draining only, uplands that do not carry a relatively permanent flow of water. In this case, the swales have a direct surface hydrologic connection to a relatively permanent water (RPW), where flow is year-round or continuous at least "seasonally," which fits the definition of waters of the United States (WOUS). All three Trustee Resource Agencies would likely determine that the swales constitute jurisdictional habitat, which would be affected by the proposed project.

The project includes installation of rows of rock boulders within the current swales, would impound water and create a series of bio-swales. These boulders would create weirs to impound water, resulting in a series of bio-swales. The bio-swales would slow overland sheet flow that would otherwise continue untreated into Conejo Creek. In addition, through revegetation, the bio-swales would further retain run-off and capture pollutants. The installation of the bio-swales would enhance the current conditions and would result in a net beneficial habitat condition.

Grading of the feature would temporarily impact approximately 0.04 acres (219 linear feet) of jurisdictional WOUS/Waters of the State (WOS) and approximately 0.11 acres (235 linear feet) CDFW riparian habitat. The project proposes to revegetate the re-contoured swale with similar native species to those occurring in the region to restore and repair the temporary impacts. The earthen crossing, weirs, and storm water infrastructure would permanently impact approximately 0.008 acres (59 linear feet) of jurisdictional WOUS/WOS and approximately 0.02 acres (86 linear feet) CDFW riparian habitat.

The project's impacts to potential jurisdictional areas would be subject to the review and approval of Trustee Resource Agencies (ACOE, CDFW, and RWQCB). Impacts to jurisdictional areas would be considered significant. Therefore, Mitigation Measure (MM) **BIO-1** requires consultation with the Trustee Resource Agencies regarding jurisdictional areas to reduce potentially significant impacts to a less than significant level. The ACOE, CDFW, and RWQCB have final authority in determining the presence, status, and extent of jurisdictional waters and riparian habitat.

Mitigation:

BIO-1: To compensate for permanent impacts totaling to 0.008 acres (59 linear feet) of WOUS/WOS and 0.02 acres (86 linear feet) of herbaceous riparian jurisdictional habitat, the applicant shall follow all requirements, including permits or approvals and identified mitigation, of the appropriate regulatory agencies, including the California Department of Fish and Wildlife (CDFW), the U.S. Army Corps of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB).

At a minimum, the applicant shall compensate for the loss of habitat at a 1:1 ratio (compensation area: impact area), or as required by the RWQCB, ACOE, and CDFW. The same or similar habitat shall be restored as close to the impact area as possible. If a location in the general area of the project is not feasible as determined by the District, then the applicant shall restore another appropriate area within the watershed as close to the impacted area as possible. If a location in the watershed is determined infeasible by the District, mitigation shall occur at a location approved by the regulatory agencies, or through the purchase of mitigation credits to compensate for the loss of habitat from a qualified entity acceptable to the District and the regulatory agencies, as applicable.

Mitigation shall be completed within two years of the completion of the project construction. A mitigation plan and monitoring program shall be prepared and submitted to the regulatory agencies for acceptance prior to initiating vegetation removal or ground disturbance within jurisdictional habitat. The mitigation plan and monitoring program shall outline methods of mitigation; planting sizes, quantities, and receiver sites; performance standards, including maintenance and monitoring (with periodic status reports and documentation). In the case of purchase of mitigation credits, evidence of payment of such fees shall be provided to the resource agencies prior to initiating vegetation removal or ground disturbance within jurisdictional habitat.

c. Substantially interfere with, or create a barrier to the movement of wildlife?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: As described in the Biological Assessment and Jurisdictional Delineation included in Appendix C, the project site is not within an area that has been identified as important to wildlife movement, such as a regional-scale habitat linkage or a wildlife movement corridor. Similarly, the City has not designated the site as an important wildlife movement corridors and no

designated wildlife crossings are located in the immediate vicinity of the project site. However, the site is adjacent to Conejo Creek, which does support wildlife movement. As such, a diversity of wildlife species could potentially move through the study area, as it contains vegetative cover and suitable habitat for many species.

The project site itself is not of particular importance to wildlife for movement, as it is an open (i.e., exposed) grassland area that is bounded by urban development, including Route 23 and urban residential development. Project development would not obstruct wildlife access to the creek and given the project site is already bounded by existing urban development and Route 23, site development would not fragment natural habitats. Therefore, impacts would be less than significant, and no mitigation is required.

Mitigation: None required.

d. Conflict with any General Plan Policies or City Ordinances intended to protect native oak or landmark trees?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☒	☐	☐

Less Than Significant With Mitigation: The City of Thousand Oaks Landmark Trees Preservation and Protection Ordinance and the Oak Tree Preservation and Protection Ordinance protects all oak trees that are two or more inches in diameter at 4.5 feet above grade, as well as all landmark trees, which include western sycamores, California bay laurels, California walnuts, and toyon that reached the designated maturity or diameter as measured from 4.5 feet above natural grade. The project survey area, as described within the Protected Tree Report (see **Appendix D**), has 47 ordinance trees; however, the project has been designed to avoid removing any trees. As portions of the project may encroach into the tree protection zone of some of the oak trees, the recommendations and avoidance and minimization measures as described within the Protected Tree Report will be followed, as required in mitigation measure **BIO-2**. Therefore, impacts to native oak trees and landmark trees would be less than significant with mitigation.

Mitigation:

BIO-2 The project shall comply with the recommendations of the Protected Tree Report, and with modifications of those requirements that may be imposed by the City of Thousand Oaks through the Tree Permit approval process.

CULTURAL RESOURCES. Would the project:

a. Cause the loss or adversely affect a significant historical resource?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The Phase I Cultural Assessment, found in **Appendix E**, reports the results of the resource record searches, examination of historic maps, and the physical field survey conducted for the project property. The record searches found two cultural resource reports addressing areas including the eastern edge of the project site and three cultural resource reports addressing properties within the 0.25-mile study area. As a result of the record searches, the Phase I Cultural Assessment concluded that no additional assessment tasks are recommended for the current project. A review of historic maps, satellite images and aerial images also indicated that the project property did not contain historical cultural resources prior to the 1940s, nor is the property within an area that is expected to potentially contains sensitive historic cultural resources. The physical survey of the project property also found no prehistoric or early historic artifacts or features. Therefore, the project would have no impact to historical resources.

Mitigation: None required.

b. Result in the loss, partial destruction or secondary impacts to a significant archaeological resource?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☒	☐	☐

Less Than Significant With Mitigation: As reported in the Phase I Cultural Assessment, the results of the resource record searches and historic map database record search were negative for cultural resources within the project property. The physical field survey was also negative for cultural resources within the project property. As no archaeological resources have been found in or around the project site, the project is not expected to have an impact to archaeological resources. However, there is always a possibility of an inadvertent discovery during ground disturbance on previously unexcavated land. With implementation of mitigation measure **CR-1**, this impact would be reduced to a less than significant level.

Mitigation:

CR-1: The inadvertent discovery of archaeological resources is always a possibility during ground disturbances; California Penal Code Section 622.5 addresses these findings. If buried materials of potentially-archaeological significance are inadvertently discovered within an undisturbed context during any earth-moving operation

associated with the proposed project, then all work in that area shall be halted or diverted away from the discovery to a distance of 50-feet until a qualified senior archaeologist can evaluate the nature and/or significance of the find(s). If, upon assessment by a qualified senior archaeologist, the find is not determined to be significant, then construction may resume.

If the find is determined to be potentially significant, then the Lead/Permitting Agency will be immediately notified of the discovery. Construction will not resume in the locality of the discovery until consultation between the senior archaeologist, the project manager, the Lead/Permitting Agency, the Applicant's representative, and all other concerned parties, takes place and reaches a conclusion approved by the Lead/Permitting Agency.

If a significant cultural resource is discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work, evaluation tasks, or data recovery of the significant resource may be required by the Lead/Permitting Agency if the resource cannot be avoided. In response to the discovery of significant cultural resources, the Lead/Permitting Agency may also add additional regulatory compliance measures for use during further site development, which may include cultural and/or Native American monitoring.

c. Directly or indirectly cause the loss of a unique paleontological resource?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The project involves the completion of a neighborhood park with minimal structures, none of which would involve deep excavation that could potentially impact paleontological resources. Based on the rock units underlying the project site, and on the limited potential project subsurface impact, the Phase I Cultural Assessment determined that a paleontological study was not recommended, and that the project would have no impact to paleontological resources.

Mitigation: None required.

d. Disturb or displace any human remains, including those interred outside formal cemeteries by Native Americans.

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☒	☐	☐

Less Than Significant With Mitigation: The Phase I Cultural Assessment did not find any cultural resources and does not recommend further cultural resource

assessments or monitoring during excavation. No evidence of the potential for human remains was found during the Phase I Cultural Assessment. Nevertheless, the inadvertent discovery of human remains is always a possibility during ground disturbance activities on previously unexcavated land. Implementation of mitigation measure **CR-2** will reduce the impact to disturb or displace human remains to a less than significant level.

Mitigation:

CR-2: The inadvertent discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 addresses these findings. This code section states that in the event human remains are uncovered, no further disturbance shall occur until the County Coroner has made a determination as to the origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. The Coroner must be notified of the find immediately, together with the Lead/Permitting Agency and the property owner.

If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials and an appropriate re-internment site. The Lead/Permitting Agency and a qualified archaeologist shall also establish additional appropriate regulatory compliance for further site development, which may include archaeological and Native American monitoring or subsurface testing, conducted and paid for by the applicant. All responses to the discovery of human remains will be outlined in a Recovery and/or Management Plan submitted to the Lead/Permitting Agency for review. Any required monitoring will be outlined in a Construction Phase Monitoring Plan, which will also be submitted to the Lead/Permitting Agency for review prior to the recommencement of ground-disturbance activities.

GEOLOGY AND SOILS. Would the project

a. Expose people or structures to potential substantial adverse effects, due to strong seismic ground shaking or rupture of a known earthquake fault?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☒	☐	☐

Less Than Significant With Mitigation: According to the Limited Geotechnical Evaluation Report written by Independent Solutions on October 12, 2018 included in **Appendix F**, the site is geotechnically suitable for the proposed construction as long as geotechnical recommendations within the report are

followed. As the region contains active faults and is prone to ground shaking, the project is subject to the California Building Code, which is written to safeguard against structural failures and loss of life in the event of an earthquake. The project is also limited in its size and number of structures as a majority of the project would be recreational areas without structures. Implementation of mitigation measure **GEO-1** would ensure geotechnical recommendations are followed and would thus reduce impacts related to seismic ground shaking to a less than significant level.

Mitigation:

GEO-1: A site-specific geotechnical report shall be reviewed and approved for the project by the City's Department of Public Works, prior to issuance of grading or building permits. The current Limited Geotechnical Evaluation Report written by Independent Solutions dated October 12, 2018 and its recommendations are currently under review.

b. Be exposed to, or adversely affected by seismic-related ground failure, including liquefaction?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: According to the Limited Geotechnical Evaluation Report written by Independent Solutions on October 12, 2018, the project site is geotechnically suitable for the proposed construction provided the recommendations contained in the report are followed. An Addendum Geotechnical Letter was also provided on October 31, 2018 by Independent Solutions (also included in Appendix F) to specifically address the potential for liquefaction. Generally, the geotechnical engineer's opinion is that liquefaction potential is low due to the clayey nature of the alluvial soils at the site. Also, given the remedial grading proposed as well the proposed land use, settlement due to liquefaction at the site would have a limited effect on the project and no impact on habitable structures. Therefore, the potential to expose people to adverse situations related to seismic-related ground failure including liquefaction would be less than significant.

Mitigation: None required.

c. Expose people or structures, either directly or indirectly, to landslides or other types of geotechnical hazards?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☒	☐	☐

Less Than Significant With Mitigation: According to the Limited Geotechnical Evaluation Report written by Independent Solutions on October 12, 2018 included in Appendix F, the project site is geotechnically suitable for the proposed construction provided the recommendations contained in the report are

followed. The report states that the building and grading site would be safe from the potential hazards of land sliding, settlement or slippage and would not affect the geologic stability of adjacent properties. With implementation of mitigation measure GEO-1, requiring compliance with recommendations within a City-reviewed and approved geotechnical report, the project would have a less than significant impact.

Mitigation: Implementation of GEO-1.

GRADING AND TOPOGRAPHIC MODIFICATION. Would the project:

a. Result in encroachment into natural terrain exceeding 25% twenty-five percent gradient?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The project site is relatively flat with no natural terrain that exceeds 25% gradient. Therefore, the project would have no impact to resulting in encroachment into natural terrain exceeding 25% gradient.

Mitigation: None required.

b. Result in the creation of any manufactured cuts or fills exceeding twenty-five (25') feet in height?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The project is proposing to construct a park on a lot that is relatively flat. All of the proposed structures are relatively small, one level structures to be located on relatively flat ground. Construction would therefore not require a cut or fill slope exceeding twenty-five feet in height. Therefore, the project would have no impact with regard to the creation of any manufactured cuts or fills exceeding twenty-five feet in height.

Mitigation: None required.

c. Require the import or export of earthen soil or rock materials to, or from the site?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: All grading on the project site would be balanced on site. Therefore, the project would not require any import or export and thus would have no impact in this regard.

Mitigation: None required.

HAZARDS AND HAZARDOUS MATERIALS. **Would the project:**

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

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project would only be used for recreational purposes. The uses associated with the proposed project would not involve any routine transport, use, or disposal of substantial amounts of hazardous materials. Occasional use of small amounts of hazardous materials would occur for cleaning and maintaining the park facilities, such as household cleaners and paint. Usage would be limited by the Park District's internal procedural guidance and restricted to product usage instructions. Accordingly, the project would have a less than significant impact with regard to creating a significant hazard through the routine transport, use, or disposal of hazardous materials.

Mitigation: None required.

b. Pose a significant biological hazard due to a reasonably foreseeable upset or conditions involving the release of hazardous materials into the environment?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project would be used for recreational purposes. During construction there would be use of hazardous materials necessary to construct a park and associated amenities such as paint, but they will be properly stored in sufficiently small quantities to prevent a significant hazard to the public if they were released. During operation, as discussed above (in part "a"), the project would occasional use small amounts of hazardous materials, but these would be limited by the Park District's internal procedural guidance and restricted to product usage instructions and would not be stored on site. Therefore, the project would have a less than significant impact with regard to a hazard involving the release of hazardous materials into the environment.

Mitigation: None required.

c. Emit hazardous emissions or substances, within one-quarter mile of an existing or proposed school?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project would develop a park that would be used for recreational purposes. The nearest school to the project site is Glenwood Elementary School which is approximately one-quarter mile away separated by single-family homes. The small amounts of hazardous materials to be occasionally used during operations would not be stored on site. Therefore, the project would have a less than significant impact in regard to emitting hazardous emissions or substances within one-quarter mile of an existing or proposed school.

Mitigation: None required.

d. Be located on or near a leaking underground fuel tank site which is included on a Ventura County Environmental Health Department LUFT list?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: As of July 1, 2014, the Ventura County Environmental Health Department discontinued its LUFT list. Therefore, the Cortese List data resources were reviewed to determine if hazardous sites that impact or have the potential to impact water quality are located on or near the project site.[7] Based on the Cortese List data resources, no hazardous sites were found within one-half mile of the project site. Therefore, the project would have a less than significant impact with regard to being located on or near a leaking underground fuel tank site.

Mitigation: None required.

e. Interfere directly or indirectly with an adopted emergency response plan or emergency evacuation plan?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project involves the development of a park on existing vacant land. Development of the park would not construct or restrict access to roadways. Based on the District's design of neighborhood

[7] California Environmental Protection Agency, Cortese List Data Resources, Accessed on December 21, 2018 at: https://calepa.ca.gov/sitecleanup/corteselist/.

parks, the majority of users do not arrive by car, and only nine parking spaces are provided. Therefore, traffic congestion that would impede emergency response or evacuation would not occur. As such, the project would have a less than significant impact with regard to interfering with an adopted emergency response plan or emergency evacuation plan.

Mitigation: None required.

f. Expose people or structures to a significant risk of loss, injury or death involving wildland fire?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project is located in the City of Thousand Oaks and surrounded by residential land uses. All sides of the project are developed lands. As the project would develop an existing vacant area in a developed residential use area, the project would have a less than significant impact with respect to exposing people or structures to a significant risk of loss, injury or death involving wildland fire.

Mitigation: None required.

HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any state or federal water quality standards or waste discharge requirements?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project site currently consists of an open, tilled field with trees sporadically located at the center and a large stand of trees at the northwest corner of the site. The impervious surfaces currently on site are the multi-use path that runs from the north of the project site to the west part of the project site, and Paige Lane, which bisects the project site. During construction, the project would comply with an approved Stormwater Pollution Prevention Plan (SWPPP).[8] During operation the project uses would include those typical of a park, such as recreation on the trails, multi-use court, and playground. Project operations would be subject to compliance with the existing National Pollutant Discharge Elimination System (NPDES) Permit[9] and follow

[8] Thousand Oaks Municipal Code, Title 7, Chapter 8, Article 3 addresses preparation of Stormwater Pollution Prevention Plans (SWPPPs).

[9] Stormwater runoff is subject to NPDES Permit No. CAS063339 issued to the Ventura County Watershed Protection District, or the NPDES permit issued by the State of California in effect at the time of grading or building permit issuance, as stated in the Thousand Oaks Municipal Code, Title 7, Chapter 8, Article 2. See also the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (2011, with Errata Update 2018), which satisfies City and County requirements for Municipal Separate Storm Sewer System (MS4) requirements.

guidelines within the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures.[10] As compliance features, the proposed project would provide improvement of a retention basin that allows infiltration of stormwater while reducing flooding potential, and the paved surfaces for the pedestrian trail and parking lot would be constructed of porous asphalt. The District would perform routine maintenance of the park's facilities. The equestrian trail and corrals would be maintained in a joint effort between the local equestrian group and the District. Through compliance with best management practices in the SWPPP, the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures and routine maintenance of the park's facilities and trails, the project would maintain water quality standards and would have a less than significant impact with regard to violating any state or federal water quality standards or waste discharge requirements.

Mitigation: None required.

b. Substantially deplete ground water supplies or interfere with groundwater recharge?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project would retain most of its existing pervious surfaces, with the exceptions being at the project's structures. The asphalt used for the parking lot and pedestrian path would be made of porous asphalt, which is a pavement that allows for water to pass through. The project would comply with SWPPP requirements and follow guidelines within the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, as discussed above. At completion of the project, the project would retain historic drainage patterns and thus have a similar amount of groundwater recharge as currently exists. Therefore, the project would have a less than significant impact to groundwater supplies or recharge.

Mitigation: None required.

c. Substantially alter the existing natural drainage pattern of the site or area?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: Of the proposed project's improvements to the site, a majority of the project surfaces would remain pervious. The asphalt that is proposed for the pedestrian trail and parking lot would be porous asphalt, allowing for some permeability, and the other trail would be a native earth

[10] Ventura Countywide Stormwater Quality Management Program, Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, Manual Update 2011, Errata Update 2018.

equestrian trail. At completion of the project, the project site would continue historic drainage patterns. Therefore, the project would have a less than significant impact with regard to substantially altering the existing natural drainage pattern of the site.

Mitigation: None required.

d. Substantially increase the rate of surface water runoff which would result in flooding, erosion or sedimentation?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: As stated above, the project would retain historic drainage patterns. A majority of the site would be improved with lawns or landscape plantings, which would slow surface water runoff, and paved surfaces would be composed of porous asphalt. The project would not substantially increase the pervious surfaces and would increase the amount of vegetation on site that would slow surface water runoff. Therefore, the project would have a less than significant impact with regard to increasing the rate of surface water runoff.

Mitigation: None required.

e. Exceed the capacity of existing stormwater drainage systems, thereby exposing people or structures to significant risk, injury or loss?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project would include drain inlets and pipes near the developed playground area. As mentioned previously, the project would retain historic drainage patterns, thus the drainage into existing stormwater drainage systems would continue in its current conditions. Therefore, the project would have a less than significant impact with respect to exceeding the capacity of stormwater drainage systems and expose people or structures to significant risk, injury or loss.

Mitigation: None required.

f. Construct housing within a 100-year flood hazard area as delineated on a federal Flood Hazard Boundary or Flood Insurance Rate Map?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The project is not proposing housing, therefore would have no impact to constructing housing within a 100-year flood hazard area.

Mitigation: None required.

LAND USE AND PLANNING. Would the project:

a. Physically divide an established community or conflict with a General Plan designation or zoning?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project site is in an existing single-family residential community. The project would improve the existing vacant project site with park features. As the site is currently existing within an established community, improvements to the site as the project proposes, would not physically divide an established community.

The project site is currently zoned Single Family Residential (R-1). It will be rezoned to Public, Quasi-Public, and Institutional Lands and Facilities (P-L). Changing of the zoning to P-L, along with a development permit, would make the project consistent with the proposed park development. Therefore, with the Zone Change, impacts would be less than significant.

Mitigation: None required.

b. Conflict with any applicable environmental plans or policies of any agency with jurisdiction over the project?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project site is within jurisdiction of the Conejo Recreation and Park District. According to the Conejo Recreation & Park District Master Plan, the project site is within the Community Planning Zone IV, Neighborhood Planning Area 12.[11] Community Park Planning Zone IV, as a whole, is deficient in park acreage by a total of 27.6 acres of neighborhood parks. Within Community Park Planning Zone IV, Neighborhood Planning Area 12 is deficient 14.8 acres of parks. Thus, buildout of the proposed project would alleviate part of the park acreage needs deficit and be consistent with the Conejo Recreation & Park District Master Plan and the City of Thousand Oaks General Plan.

[11] Conejo Recreation & Park District, Master Plan, June 2011.

With regard to jurisdictional waters, the project would be required to comply with measures that may be imposed by applicable resource agencies, should any measures be applicable (see Biological Resources, above). Therefore, the project would have a less than significant impact to conflicting with applicable environmental plans or policies.

Mitigation: None required.

POPULATION AND HOUSING. Would the project:

a. Exceed official regional or local population projections?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The proposed project would develop a park on currently vacant land. The project would not introduce new residents to the area and would have no effect on population projections. Therefore, the project would have no impact to population projections.

Mitigation: None required.

b. Induce substantial growth outside the City's Planning Area, Urban Growth Limits, or Sphere of Influence boundaries?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The proposed project is entirely within the City of Thousand Oaks limits and surrounded by City development. Further, the project would be classified as a neighborhood park, and as described in the Conejo Recreation & Park District Master Plan, additional neighborhood park space would aid in meeting existing park deficiencies within the area. Therefore, the project would contribute to meeting existing demand, and would have no impact with regard to inducing substantial growth outside of the City's Planning Area, Urban Growth Limits, or Sphere of Influence boundaries.

Mitigation: None required.

c. Displace existing housing, especially affordable housing?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The project site is currently a vacant lot. There is no existing or affordable housing on the project site or incorporated within the project plans.

Thus, the project would have no impact with respect to displacing existing housing.

Mitigation: None required.

ENERGY AND MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of a value to the region, or the residents of the state?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project site is within an MRZ-1 zone according to the California Department of Conservation Mineral Lands Classification.[12] MRZ-1 is defined as "areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence." Therefore, the project would have a less than significant impact with regard to the loss of availability of a known mineral resource that would be of value to the region, or residents of the state.

Mitigation: None required.

b. Conflict with any energy conservation plans?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The City of Thousand Oaks is currently working to develop a detailed Municipal Energy Plan and to develop a Community Energy Action Plan[13]. Both plans are expected to guide energy reduction steps in 2019 and into the future. As the only electricity to be used at the project site is from the solar powered security light at the single stall restroom, and the project would not generate a significant increase in car usage as it provides only nine total parking spots, the project would not use a significant amount of energy. Therefore, the project would have a less than significant impact with regard to conflicts with energy conservation plans.

Mitigation: None required.

c. Use non-renewable resources in a wasteful inefficient manner?

[12] State of California, The Resources Agency, Department of Conservation, Mineral Land Classification Map, Thousand Oaks Quadrangle.

[13] City of Thousand Oaks, Energy, Accessed on October 10, 2018 at: https://www.toaks.org/departments/public-works/sustainability/energy.

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project involves the construction of a neighborhood park and associated amenities. Construction of the park amenities would require non-renewable resources but only those needed to construct park amenities. Once built, the project would not require the use of non-renewable resources. During construction and operation, non-renewable resources would not be used in a wasteful or inefficient manner. Therefore, the project would have a less than significant impact in this regard.

Mitigation: None required.

NOISE. Would the project:

a. Expose persons to noise levels in excess of standards established in the General Plan or City's Noise Ordinance?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: As noted in the Noise Element of the General Plan, construction activity is temporary but can be substantially disruptive to adjacent uses during the construction period; the City regulates the hours of construction activity to limit the impact of construction noise. As a matter of compliance with regulatory requirements, enforced through conditions of approval for construction projects within the City, project construction noise would be subject to the noise ordinance regulations specified in the Thousand Oaks Municipal Code (TOMC). To minimize annoyance associated with construction noise, TOMC Section 8-11.01 limits construction activities to the hours between 7 a.m. and 7 p.m. Monday through Saturday. The City does not permit the operation of construction-related vehicles outside of the hours of construction at the project site or in nearby residential areas. In addition, TOMC Sec. 4-3.804(a) requires vehicles propelled by an internal combustion engine to have a noise-muffling device approved by the State. Compliance with these regulatory requirements and the City's standard development conditions would reduce construction noise impacts to a less than significant level.

Project operations would have a minimal noise impact due to the passive nature of the recreational amenities proposed, such as walking paths, equestrian trails, and multi-use lawns. The active recreational amenities shown on the Concept Plan prepared by RRM Design Group dated August 22, 2018 (see Figure 2) such as the Chumash Creek Themed Playground, multi-use court, sand volleyball area, and parking lot are set back a sufficient distance to attenuate potential operational noise impacts to adjacent existing residences. Although the proposed playground in the center of the project site would be a new source of operational noise, large expanses of lawns would attenuate playground sound over distance.

The nearest sensitive receptors are existing single-family dwellings to the south, along Combes Avenue, over 450 feet to the south of the proposed playground. Using a reference noise measurement of 60 dBA at a distance of 40 feet for 30 children at a playground[14] as a worst-case scenario (assuming a greater number of children than expected to use the proposed playground at one time), the playground would result in a noise level of 39 dBA at the nearest sensitive receptor, well below 55 dB, the level described as "clearly acceptable" for playgrounds and neighborhood parks in the General Plan Noise Element. Therefore, operational noise would not exceed noise standards established in the General Plan and operational noise impacts would be less than significant.

Mitigation: None required.

b. Expose people to severe short-term construction noise impacts?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The equipment expected for project construction is provided in **Table 5, Construction Equipment Noise Levels**. Temporary construction noise impacts vary due to type of equipment used, phase of construction, and length of use; therefore, not all of the construction equipment listed would be in use simultaneously or in the same location.

Table 5
Construction Equipment Noise Levels

Equipment[1]	Type	Max. Noise Level @ 50 ft (dBA, Lmax)
Air Compressor	Stationary	81
Backhoe	Mobile	80
Concrete Mixer	Stationary	85
Concrete Pump	Stationary	82
Crane	Mobile	83
Dozer	Mobile	82
Generator	Stationary	81
Grader	Mobile	85
Paver	Mobile	89
Roller	Mobile	80
Welder/torch	Stationary	74

[1] Construction equipment list confirmed by RRM Design Group on 11/28/18.
Source: Federal Highway Administration, Construction Noise Handbook, Chapter 9, Construction Equipment Noise Levels and Ranges.

As shown in Table 5, the noisiest piece of construction equipment expected to be used in project construction is a paver, which would generate a maximum noise level (Lmax) of 89 dBA at 50 feet from the source. Given that the streets

[14] Edward L. Pack Associates. Inc., Acoustical Consultants, Noise Assessment Study for Rocketship School, San Jose, July 26, 2013. Study involved noise measurements for 30 children, ages 5-6, at a distance of 40 ft. from the play area.

surrounding the project site and Paige Lane, which passes through the site, are currently paved, and that the proposed parking lot is located in the center of the project site, the use of a paver at the perimeter of the site is not anticipated. For purposes of analysis, a grader is the noisiest piece of equipment anticipated to be used at the edge of the proposed construction footprint.

As described in the General Plan Noise Element, noise-sensitive land uses include residences (single and multi-family dwellings, mobile home parks, dormitories, and similar uses), transient lodging, hospitals, nursing homes, schools, libraries, churches, and places of public assembly. Existing single-family dwellings surround the project site to the north, west, and south. California State Route 23 bordering the eastern edge of the site is not a noise-sensitive use. **Table 6, Construction Noise Impact on Sensitive Uses**, provides the expected Lmax or "worst-case" maximum noise level from the noisiest equipment at the edge of the site after accounting for spreading loss due to distance.

Table 6
Construction Noise Impact on Sensitive Uses

Surrounding Use	Street	Distance from Site	Lmax (dBA) at Edge of Site
Single-family residential	Combes Ave	50 feet south	85
Single-family residential	Galsworthy St	100 feet west	79
Single-family residential	Whitecliff Rd	140 feet northwest	76
Single-family residential	Whitecliff Rd	200 feet north	73
California State Route 23	N/A	75 feet east	N/A
Source: Attenuation Calculation by Envicom Corporation, December 4, 2018.			

As shown in Table 6, the Lmax "worst case" outdoor noise level from a grader would be 85 dBA at the nearest noise-sensitive use, existing single-family dwellings located along Combes Avenue to the south. This level would attenuate to 79 dBA due to spreading loss at existing single-family residences 100 feet west of the construction site and to lower levels at farther distances. This noise level would be below the peak noise level associated with a "noisy urban daytime" common outdoor noise source is 80 to 85 dBA reported in the General Plan Noise Element.[15] Thus, based on General Plan recognized noise levels, project construction equipment would not expose people to severe short-term construction noise. Regulatory compliance with the hours of allowable construction activity specified in TOMC Section 8-11.01 and the use of muffling devices required by TOMC Sec. 4-3.804(a) would further ensure that the project would have a less than significant impact.

Mitigation: None required.

[15] City of Thousand Oaks General Plan, Noise Element, Table 2, Noise Levels for Common Noise Sources, pg. 7.

c. Result in a significant, 3 dBA, or greater cumulative increase in ambient noise levels?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: Project operations would result in a minimal increase in ambient (immediately surrounding) noise levels in the vicinity above levels existing without the project due to the sounds of children playing, recreational activity, and vehicle trips to and from the park. When considering effects of operational noise sources (cars travelling to and from the park, for example), sound levels cannot be added by arithmetic means because decibels are expressed in logarithmic units. Doubling a noise source produces only a three (3) dB increase in the sound pressure level.[16] To result in a significant, 3 dBA or greater cumulative increase in ambient noise levels from vehicle trips, a project would need to double the existing volume of vehicle trips on roadways. In a worst-case scenario assuming the project generated nine simultaneous trips based on the nine parking spots proposed, the project is not expected to double existing trips on local roads serving the project site; therefore, project operations would result in a less than significant cumulative increase in ambient noise levels.

Mitigation: None required.

PUBLIC SERVICES. Would the project:

Result in substantial impacts associated with the provision of new or expanded:

a. Fire Protection Services?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project involves the construction of a neighborhood park and associated amenities to serve surrounding areas with a reported deficiency of neighborhood parks. Thus, the project would not cause an increase in population. The project site is currently served by the Ventura County Fire Department.[17] Construction of this project would not create substantially more area to cover nor more population for the Ventura County Fire Department. Therefore, the project would have a less than significant impact to fire protection services.

Mitigation: None required.

[16] U.S. Dept. of Transportation, Federal Highway Administration, Highway Traffic Noise Analysis and Abatement Policy and Guidance, Accessed on October 18, 2018 at: https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm.

[17] City of Thousand Oaks, Fire, Accessed on October 10, 2018 at: https://www.toaks.org/departments/fire.

b. Police Protection Services?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project involves the construction of a neighborhood park and associated amenities. The project site is currently served by the Ventura County Sheriff's Department.[18] Construction and operation of the project is intended to serve the existing neighborhood that is deficient in parks, and therefore the project is not expected to generate an increase in population. As the project site is currently served by the Ventura County Sheriff's Department and the project is not expected to generate an increased population, the project would have a less than significant impact on police protection services.

Mitigation: None required.

c. Public Schools?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: As discussed above, the proposed project involves the construction of a new neighborhood park and associated amenities. The park is intended to serve the existing neighborhood and is not expected to generate an increase in population. Therefore, the project would have a less than significant impact to the provision of new or expanded public schools.

Mitigation: None required.

d. Any other public facilities?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The proposed project involves the construction of a neighborhood park and associated amenities. As previously discussed, it is not expected to generate an increase in population or create more demand for other public facilities. Therefore, the project would have a less than significant impact to other public facilities.

Mitigation: None required.

[18] City of Thousand Oaks, Police, Accessed on October 10, 2018 at: https://www.toaks.org/departments/police.

e. Recreation

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

No Impact: The proposed project involves the construction of a neighborhood park and associated amenities. The project itself is intended to serve the recreational demands of the surrounding neighborhood. Therefore, the project would lessen demands on neighboring recreational facilities and would have no adverse impact to recreation.

Mitigation: None required.

TRANSPORTATION AND TRAFFIC. Would the project:

a. Cause a significant effect on traffic congestion where it increases the volume / capacity (V/C) ratio at an intersection by 0.02 or more in the peak hour and the resultant level of service at that intersection is C or worse?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project involves the construction of a park with a total of nine parking spots, that includes one ADA parking space. The location of the park would be within an existing residential neighborhood in need of neighborhood park space. Based on the District's design standards and characteristics for neighborhood parks, most trips to neighborhood parks are not via automobile. Thus, the District requires only nine parking spaces. Given the low anticipated traffic to be generated based on the nine parking spaces and the fact that parks are mostly used during non-peak hours, such as on weekends, or on weekdays after school by school-age children and their parents, and during the middle of the day for infants, toddlers and their parents. For these reasons, the project would have a less than significant effect on traffic congestion.

Mitigation: None required.

b. Result in inadequate emergency access?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project site is intersected by Paige Lane, which is a residential street that has one lane in each direction. The project would not generate substantial traffic and the traffic that it would generate would mainly be during non-peak hours, as mentioned above. As for the project itself, it would not inhibit any emergency access routes as it would be fully contained on the

existing parcel. The project would not require or build any new roads or access roads besides a nine-space parking lot that along Paige Lane. Access points to the parking lot would be subject to requirements and approval by the Ventura County Fire Protection District. Therefore, the project would have a less than significant impact with regard to emergency access.

Mitigation: None required.

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 the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: A Phase I Cultural Assessment was performed on the site (see Appendix E), which and resulted in no findings of resources eligible for listing in the California Register of Historical Resources and determined that the project is not expected to have an impact on cultural resources. This is evaluated in further detail in the Cultural Resources analysis, above.

In accordance with AB 52, lead agencies must provide notice to California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project, inviting consultation. The California Native American tribes must respond in writing within 30 days of the notice should they request consultation. The lead agency sent notices out on October 18, 2018. There were two correspondences for additional information, one via email and one via phone. Summaries of the correspondences and copies of the notification letter are in **Appendix G**. As there were no concerns in either the Phase I Cultural Assessment or from the California Native American tribes with regard to cultural resources at the project site, impacts would be less than significant.

Mitigation: None required.

UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed local wastewater treatment capacity or be inconsistent with any requirements of the State Regional Water Quality Control Board (SRWQCB)?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project site would be served by the City of Thousand Oaks for its wastewater. The City of Thousand Oaks treats its wastewater at the Hill Canyon Wastewater Treatment Plant (HCTP), which is built to treat a maximum of approximately 14 million gallons per day (MGD). The HCTP currently treats an average of 8.5 MGD.[19] As the project would only produce wastewater from a single restroom stall, it is not expected to result in a substantial increase in wastewater or exceed the wastewater treatment capacity. The project would be served by the HCTP, which treats wastewater to an advanced tertiary level and is subject to its NPDES permit, thus meeting the requirements of the SWRWQCB. Therefore, impacts would be less than significant in this regard.

Mitigation: None required.

b. Have sufficient water supplies available, or are new or expanded entitlements needed?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The City of Thousand Oaks would provide water service to the project site. The City of Thousand Oaks purchases its water from Calleguas Municipal Water District (CMWD), which receives its water from northern California via the California State Water Project (SWP). Projections in the 2015 Urban Water Management Plan for City of Thousand Oaks show that water supply will meet water demand through the year 2040.[20] Water supplies for the project would be required for the single stall restroom and multi-use lawns, while the other areas would be planted with native drought tolerant landscaping. As such, the proposed project would not require large amounts of water. Thus, the project would have a less than significant impact.

Mitigation: None required.

[19] City of Thousand Oaks, Hill Canyon Wastewater Treatment Plant, Accessed on January 11, 2019 at: https://www.toaks.org/departments/public-works/operations/hill-canyon-treatment-plant.
[20] City of Thousand Oaks, 2015 Urban Water Management Plan, June 2016.

c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: During construction, the project would have minimal solid waste disposal needs as it would not require any import or export for grading and the small project with minimal structures would not require a lot of packaged supplies for construction. During operation, the project trash pickup will be by the District. The project will be served by the Simi Valley Landfill, which has a capacity of 90 million cubic yards with a project life of 60+ years.[21] Given the project size and the capacity of the landfill, the project's contribution of waste to the landfill would be marginal. Therefore, the project would have a less than significant impact.

MANDATORY FINDING OF SIGNIFICANCE.

a. Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project would improve the existing vacant site for use as a recreational park. Construction of the park would not substantially reduce habitat or populations of plants or animals, especially endangered species. The project does not include habitat for fish and would not substantially reduce habitat for wildlife. There was only one rare or endangered plant with the potential to occur on the project site based on the CNDDB search, but it was not present during the site survey. A biological assessment and jurisdictional delineation and a protected tree report were completed for this project, see Appendices B and C, and include further information directly in regard to these impacts. Project impacts would not cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. As described in the Phase I Cultural Assessment in Appendix E, there are no known cultural resources on site, and thus the project would not eliminate important examples of the major periods of California history or prehistory. Therefore, the project would have a less than significant impact.

[21] Waste Management, Simi Valley Landfill & Recycling Center, Accessed on December 14, 2018 at: https://www.wmsolutions.com/pdf/factsheet/Simi_Valley_Landfill.pdf.

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: After mitigation the project would not have any significant and unavoidable or cumulative impacts. Completion of the project would not substantially impact any long-term environmental goals. Therefore, the project would have a less than significant impact to achieving a short-term goal to the disadvantage of a long-term environmental goal.

c. 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.)

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project would not have a cumulatively significant impact. Given the project's location in an existing neighborhood and small scale, there would not be nearby new projects expected and therefore no related cumulative impacts from other current, past, or future nearby projects. All of the project's impacts would be less than significant, or less than significant after mitigation, and thus would not substantially contribute to cumulative impacts. Therefore, impacts would be less than significant.

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

Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

Less Than Significant Impact: The project would develop a neighborhood park for recreational uses for the surrounding area. After mitigation, there would be no substantial impacts as a result of the project. Therefore, the project would have a less than significant impact with regard to causing substantial adverse effects on human beings.

ADDITIONAL SOURCE REFERENCES	
1	California Environmental Protection Agency, Cortese List Data Resources, Accessed on December 21, 2018 at: https://calepa.ca.gov/sitecleanup/corteselist/.
2	City of Thousand Oaks, Energy, Accessed on October 10, 2018 at: https://www.toaks.org/departments/public-works/sustainability/energy.
3	City of Thousand Oaks, Fire, Accessed on October 10, 2018 at: https://www.toaks.org/departments/fire.
4	City of Thousand Oaks General Plan, Noise Element, Table 2, Noise Levels for Common Noise Sources, pg. 7.
5	City of Thousand Oaks, Hill Canyon Wastewater Treatment Plant, Accessed on January 11, 2019 at: https://www.toaks.org/departments/public-works/operations/hill-canyon-treatment-plant.
6	City of Thousand Oaks, Police, Accessed on October 10, 2018 at: https://www.toaks.org/departments/police.
7	City of Thousand Oaks, 2015 Urban Water Management Plan, June 2016.
8	Conejo Recreation & Park District, Master Plan, June 2011.
9	Edward L. Pack Associates. Inc., Acoustical Consultants, Noise Assessment Study for Rocketship School, San Jose, July 26, 2013.
10	Federal Highway Administration, Construction Noise Handbook, Chapter 9, Construction Equipment Noise Levels and Ranges.
11	Las Virgenes Municipal Water District & Triunfo Sanitation District, Integrated Master Plan Update 2014, June 2014.
12	MacLean, Michael L., M.D., M.S., Health Officer, Kings County, The Epidemiology of Coccidioidomycosis – 15 California Counties, 2007-2011, January 22, 2014.
13	South Coast Air Quality Management District, Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #15, Tuesday, September 28, 2010, Accessed on December 6, 2018 at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf.
14	State of California, The Resources Agency, Department of Conservation, Mineral Land Classification Map, Thousand Oaks Quadrangle.
15	U.S. Dept. of Transportation, Federal Highway Administration, Highway Traffic Noise Analysis and Abatement Policy and Guidance, Accessed on October 18, 2018 at: https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm.
16	Ventura County Air Pollution Control District, Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County, November 8, 2011.
17	Ventura County Air Pollution Control District, Rulebook, Rule 55 – Fugitive Dust, Adopted 6/10/18.

ADDITIONAL SOURCE REFERENCES	
18	Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, October 2003.
19	Ventura Countywide Stormwater Quality Management Program, Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, Manual Update 2011, Errata Update 2018.
20	Waste Management, Simi Valley Landfill & Recycling Center, Accessed on December 14, 2018 at: https://www.wmsolutions.com/pdf/factsheet/Simi_Valley_Landfill.pdf.

MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6 to track the implementation of the Mitigation Measures provided in the Conejo Creek Southwest Park Development Project Initial Study/Mitigated Negative Declaration (MND). The following table provides the full text of the mitigation measures from the MND, as well as a summary of the actions required for implementation, timing, and the date and status of compliance. Successful implementation of the mitigation measures provided herein would reduce project environmental impacts to a less than significant level.

#	Mitigation Measure	Action Required	Frequency	Responsibility	Date & Status
AQ-1	Pre-grading activities shall include watering the area to be graded before commencement of grading operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities.	Written verification by the construction supervisor to be made available to Department of Public Works inspector	Prior to each day of grading	Department of Public Works	
AQ-2	During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the APCD in determining when winds are excessive.	Written verification by the construction supervisor to be made available to Department of Public Works inspector	As needed during periods of high winds	Department of Public Works	
AQ-3	Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.	Written verification by the construction supervisor to be made available to Department of Public Works inspector; periodic Department of	Following each day of grading; periodic site inspections during grading phase	Department of Public Works	

#	Mitigation Measure	Action Required	Frequency	Responsibility	Date & Status
		Public Works field inspections			
AQ-4	Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Hazard regulations.	Written notification to employees by the construction supervisor to be made available to Department of Public Works inspector	Initially and weekly thereafter during the grading phase	Department of Public Works	
AQ-5	Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune.	Written verification by applicant to be made available to Department of Public Works inspector	Once prior to grading and construction	Department of Public Works	
AQ-6	During rough grading and construction, the access way into the project site from adjoining paved roadways should be paved or treated with environmentally-safe dust control agents.	Written verification by the construction supervisor to be made available to Department of Public Works inspector	Initially and weekly thereafter	Department of Public Works	
BIO-1	To compensate for permanent impacts totaling to 0.008 acres (59 linear feet) of WOUS/WOS and 0.02 acres (86 linear feet) of herbaceous riparian	Applicant submittal of a WOUS/WOS mitigation plan	Prior to vegetation removal or ground	CDFW, USFWS, and RWQCB	

#	Mitigation Measure	Action Required	Frequency	Responsibility	Date & Status
	jurisdictional habitat, the applicant shall follow all requirements, including permits or approvals and identified mitigation, of the appropriate regulatory agencies, including the California Department of Fish and Wildlife (CDFW), the U.S. Army Corps of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB). At a minimum, the applicant shall compensate for the loss of habitat at a 1:1 ratio (compensation area: impact area), or as required by the RWQCB, ACOE, and CDFW. The same or similar habitat shall be restored as close to the impact area as possible. If a location in the general area of the project is not feasible as determined by the District, then the applicant shall restore another appropriate area within the watershed as close to the impacted area as possible. If a location in the watershed is determined infeasible by the District, mitigation shall occur at a location approved by the regulatory agencies, or through the purchase of mitigation credits to compensate for the loss of habitat from a qualified entity acceptable to the District and the regulatory agencies, as applicable.	and monitoring program to CDFW, USFWS, and RWQCB; Completion of said mitigation	disturbance within jurisdictional habitat		

#	Mitigation Measure	Action Required	Frequency	Responsibility	Date & Status
	Mitigation shall be completed within two years of the completion of the project construction. A mitigation plan and monitoring program shall be prepared and submitted to the regulatory agencies for acceptance prior to initiating vegetation removal or ground disturbance within jurisdictional habitat. The mitigation plan and monitoring program shall outline methods of mitigation; planting sizes, quantities, and receiver sites; performance standards, including maintenance and monitoring (with periodic status reports and documentation). In the case of purchase of mitigation credits, evidence of payment of such fees shall be provided to the resource agencies prior to initiating vegetation removal or ground disturbance within jurisdictional habitat.				
BIO-2	The project shall comply with the recommendations of the Protected Tree Report, and with modifications of those requirements that may be imposed by the City of Thousand Oaks through the Tree Permit approval process.	Field inspection by a Lead-Agency qualified biological monitor	Once at plan check, and periodically during field inspections	Community Development Department	
CR-1	The inadvertent discovery of archaeological resources is always a possibility during ground disturbances;	Written notification of the construction	When a potential resource is found;	Community Development Department;	

#	Mitigation Measure	Action Required	Frequency	Responsibility	Date & Status
	California Penal Code Section 622.5 addresses these findings. If buried materials of potentially-archaeological significance are inadvertently discovered within an undisturbed context during any earth-moving operation associated with the proposed project, then all work in that area shall be halted or diverted away from the discovery to a distance of 50-feet until a qualified senior archaeologist can evaluate the nature and/or significance of the find(s). If, upon assessment by a qualified senior archaeologist, the find is not determined to be significant, then construction may resume. If the find is determined to be potentially significant, then the Lead/Permitting Agency will be immediately notified of the discovery. Construction will not resume in the locality of the discovery until consultation between the senior archaeologist, the project manager, the Lead/Permitting Agency, the Applicant's representative, and all other concerned parties, takes place and reaches a conclusion approved by the Lead/Permitting Agency. If a significant cultural resource is	contractor; notification of Lead Agency immediately of discovery if potential resources are found	construction will not resume until consultation between the concerned parties takes place and the Lead Agency communicates to the Department of Public Works approval to re-commence project construction activity	Department of Public Works	

#	Mitigation Measure	Action Required	Frequency	Responsibility	Date & Status
	discovered during earth-moving, complete avoidance of the find is preferred. However, further survey work, evaluation tasks, or data recovery of the significant resource may be required by the Lead/Permitting Agency if the resource cannot be avoided. In response to the discovery of significant cultural resources, the Lead/Permitting Agency may also add additional regulatory compliance measures for use during further site development, which may include cultural and/or Native American monitoring.				
CR-2	The inadvertent discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 addresses these findings. This code section states that in the event human remains are uncovered, no further disturbance shall occur until the County Coroner has made a determination as to the origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. The Coroner must be notified of the find immediately, together with the Lead/Permitting Agency and the property owner. If the human remains are determined to	Notify the Coroner, District and property owner immediately if human remains are uncovered	When human remains are found; construction will not resume until consultation between the concerned parties takes place and the Lead Agency communicates to the Department of Public Works approval to re-commence project	Community Development Department; Department of Public Works	

#	Mitigation Measure	Action Required	Frequency	Responsibility	Date & Status
	be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials and an appropriate re-internment site. The Lead/Permitting Agency and a qualified archaeologist shall also establish additional appropriate regulatory compliance for further site development, which may include archaeological and Native American monitoring or subsurface testing, conducted and paid for by the applicant. All responses to the discovery of human remains will be outlined in a Recovery and/or Management Plan submitted to the Lead/Permitting Agency for review. Any required monitoring will be outlined in a Construction Phase Monitoring Plan, which will also be submitted to the Lead/Permitting Agency for review prior to the recommencement of ground-disturbance activities.		construction activity		
GEO-1	A site-specific geotechnical report shall be reviewed and approved for the project by the City's Department of	Implement the recommendations during grading	Prior to the issuance of a grading or	Department of Public Works	

#	Mitigation Measure	Action Required	Frequency	Responsibility	Date & Status
	Public Works, prior to issuance of grading or building permits. The current Limited Geotechnical Evaluation Report written by Independent Solutions dated October 12, 2018 and its recommendations are currently under review.	provided in the Geotechnical Report	building permit, whichever occurs first		