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DRAFT
MITIGATED NEGATIVE DECLARATION

City of Thousand Oaks

CONEJO SCHOOL ROAD & WILLOW LANE SIDEWALK AND BIKE LANES PROJECT

Project No.: CI 5492

Applicant/Proponent: City of Thousand Oaks

Request: Construction and operation of new sidewalks (with curb and gutter) on Conejo School Road between Thousand Oaks Boulevard and Hillcrest Drive, and new sidewalks on Willow Lane from 750 feet east of Conejo Ridge Avenue east to Fairview Road. Pedestrian signal crossing beacons would be provided on Willow Lane at the Manzanita Lane intersection. Pavement markings and striping would be provided to designate bike lanes and shared roadway bicycle lanes (sharrow) on Conejo School Road between the U.S. 101 right-of-way and Hillcrest Drive, and on Willow Lane between the U.S. 101 right-of-way and Hampshire Road. The discretionary action requiring California Environmental Quality Act (CEQA) analysis is City Council approval of the construction contract.

Location: Conejo School Road between the U.S. 101 underpass north to Hillcrest Drive, and Willow Lane from the U.S. 101 underpass east to Hampshire Road.

Initial Study Determination / CEQA Findings: As required under the provisions set forth in Section 15063 of the State 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 would either avoid, 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: Jorge Munoz. The public review period is a minimum of 30 days. Comments are solicited and must be submitted in writing to the Public Works Department, 2100 E. Thousand Oaks Blvd., Thousand Oaks, California 91362-2903, no later than March 18, 2019.

Draft Mitigated Negative Declaration Issued

Date: 2/11/19 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 would 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 would, or would 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 School Road & Willow Lane Sidewalk and Bike Lanes Project

2. Lead Agency Name and Address: City of Thousand Oaks, 2100 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

3. Contact Person and Phone Number: Jorge Munoz, Engineering Associate, (805) 449-2434

4. Project location: Conejo School Road from the U.S. 101 underpass north to Hillcrest Drive, and Willow Lane from the U.S. 101 underpass east to Hampshire Road (see location map: Attachment A and site photographs: Attachment B)

5. Project sponsor's name and address: see Lead Agency (City of Thousand Oaks)

6. General Plan and Zoning Designation: The Land Use Element of the General Plan designates Conejo School Road as a two lane road north of Thousand Oaks Boulevard and a four-lane road between U.S. Highway 101 and Thousand Oaks Boulevard. Willow Lane is designated as a two-lane road. The proposed project would require the City to obtain permanent easements on two properties:

   - APN 670-0-260-080 (305 N. Conejo School Road), low-density residential land use, RE zoning.
   - APN 676-0-123-080 (3011 Willow Lane), industrial land use, M-1 zoning.

7. Description of the project:

   The project includes new 5.5 to six-foot-wide sidewalks (with curb and gutter) on the west side of Conejo School Road between Thousand Oaks Boulevard and Los Feliz Drive, excluding a 245 foot-long segment of private property (670-0-290-400, 670-0-290-420) that is part of a development project currently under construction. In addition, 5 to 5.5 foot-wide sidewalks with curb and gutter would be provided on the west side of Conejo School Road from near Beyer Park to near Hillcrest Drive. New six to 8-foot-wide sidewalks would be provided on the south side of Willow Lane from 750 feet east of Conejo Ridge Avenue to Fairview Road, and six foot-wide sidewalks provided on the north side of Willow Lane from near Fairview Road extending 400 feet to the west. Retaining walls or soil nail walls would be provided at some properties to address grade changes.

   Driveways affected by sidewalk construction would be re-constructed according to City standards. Curb ramps would be provided at intersections along the subject roadway segments including Thunderbird Drive, Thousand Oaks Boulevard, Chiquita Lane, Los Feliz Drive, Hillcrest Drive, Conejo Ridge Avenue, South Skyline Drive, Manzanita Lane, Fairview Road and Hampshire Road. The project also includes water service and valve replacement and pavement rehabilitation on both Conejo School Road and Willow Lane.

Storm drain improvements would be provided at the Conejo School Road/Los Feliz Drive intersection (two catch basins, two sections of storm drain lateral pipe) and at the Willow Lane/Fairview Road intersection (three catch basins, one manhole, five sections of storm drain pipe). A vegetated storm water retention area with subdrain would be provided on the southeast corner of the Willow Lane/Skyline Drive intersection to treat storm water prior to discharging to the existing storm drain. A bio-swale would be provided along the north side of Willow Lane between Skyline Drive and Manzanita Lane to treat storm water prior to discharging to the existing storm drain. In addition, a storm drain inlet would be provided on the southeastern corner of the Willow Lane/Manzanita Lane intersection along with piping to divert stormwater overflow to the north side of Willow Lane.

Landscaping would be provided at the soil nail walls at 224 and 228 Skyline Drive, and on the north side of Willow Lane west of Manzanita Lane. In addition, vines would be planted along the U.S. Highway 101 right-of-way fence along the north side of Willow Lane. Street trees would be planted on the south side of Willow Lane from the 2650 Willow Lane driveway east to Manzanita Lane.

Guard rails would be provided on the north side of Willow Lane, both east and west of the South Skyline Drive intersection. Pedestrian signal crossing beacons would be provided on Willow Lane at the Manzanita Lane intersection. Street lighting would be provided at the Willow Lane/Skyline Drive and Willow Lane/Manzanita Lane intersections for pedestrian safety. Pavement markings and striping would be provided to designate bike lanes and shared roadway bicycle lanes (sharrow) on Conejo School Road between the U.S. 101 right-of-way and Hillcrest Drive, and on Willow Lane between the U.S. 101 right-of-way and Hampshire Road. The median on Conejo School Road south of Thousand Oaks Boulevard would be narrowed to accommodate bike lanes.

Construction. Project construction is anticipated to be initiated in 2020, pending receipt of Federal funding. Temporary lane closures along both Conejo School Road and Willow Lane may be required. Traffic control plans would be developed by the construction contractor and approved by the City. Construction staging areas have yet to be identified; however, they are anticipated to be located in proximity to the project site as approved by the City and property owner.

8. Surrounding land uses and setting:

The project site is composed of the public right-of-way along Conejo School Road and Willow Lane, and small portions of adjacent parcels. The area is fully developed, with mature landscaping along portions of both roadways.

Surrounding land uses along the subject segment of Conejo School Road include:

East: Existing single-family and multi-family dwellings zoned RPD-15U, RE, R-2 and TPD (mobile homes), commercial areas zoned C-2 and public lands zoned PL (including the Conejo Elementary School).

West: Existing single-family and multi-family dwellings zoned RPD-15U, R-3 and RE, commercial areas zoned C-2 and C-3.

Surrounding land uses along the subject segment of Willow Lane include:

North: Caltrans right-of-way along U.S. Highway 101 and industrial areas zoned M-1.

South: Existing single-family dwellings zoned RE-13 and R-1 and industrial areas zoned M-1.

9. Other public agencies whose approval is required: None.

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
- ☐ Transportation/Traffic
- ☐ Land Use/Planning
- ☐ Population/Housing
- ☐ Agricultural Resources
- ☐ Other
- ☐ Geology/Soils
- ☒ Biological Resources
- ☐ Hazards & Hazardous Materials
- ☐ Public Services
- ☐ Utilities/Service Systems
- ☐ Hydrology/Water Quality
- ☐ Noise
- ☐ Recreation
- ☐ Cultural Resources
- ☒ Air Quality

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
☐	☐	☒	☐

Response: The proposal would not have an effect on an existing scenic vista or a prominent ridgeline, and none of the subject roadways are considered scenic highways by the City. Willow Lane is adjacent to and parallel to U.S. Highway 101 and Conejo School Road crosses under U.S. Highway 101, which is considered a scenic corridor in the Scenic Highways Element of the Thousand Oaks General Plan (1974). The scenic qualities of this corridor are vistas seen from the highway, primarily the Conejo Valley and the adjacent Santa Monica Mountains. The subject segment of Conejo School Road is not visible from U.S. Highway 101 due to a sound wall located along the northbound traffic lanes. In addition, the eastern portion of the subject segment of Willow Lane is not visible from U.S. Highway 101 due to sound walls and retaining walls along the southbound traffic lanes.

It is City policy to ensure that new development occurring along designated scenic highways be visually compatible with scenic highway standards. Accordingly, steps must be taken to ensure that the proposed project would be aesthetically pleasing and visually compatible with surrounding residential development.

All proposed improvements would be located at or near grade and not readily visible to motorists on U.S. Highway 101. The project includes installation of landscaping (vines) on Willow Lane which would cover the existing chain link fence along the U.S. Highway 101 right-of-way, which may benefit public views from this scenic corridor.

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
☐	☐	☒	☐

Response: See the response to part a. Public views are limited to motorists, pedestrians and bicyclists using Conejo School Road, Willow Lane and U.S. Highway 101. Views from U.S. Highway 101 are mostly obscured by sound walls; however, a portion of the subject segment of Willow Lane is visible by southbound motorists. All project components would be buried or at grade. A small amount of landscaping would be removed along the roadway shoulder to accommodate proposed sidewalks, mostly on Conejo School Road between Thousand Oaks Boulevard and Hillcrest Drive. However, most existing landscaping would remain in place with no substantial change in visual quality or character.

Soil nail walls would be constructed along Willow Lane (at 224 and 228 Skyline Drive) to provide a more natural rock look as compared to traditional masonry retaining walls. In addition, landscaping (including street trees) would be provided in the parkway along both sides of Willow Lane between Skyline Drive and Manzanita Lane. These improvements may increase the visual quality of motorist's views along Willow Lane. Overall, the proposed project would not significantly alter the visual character or quality of public views.

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
☐	☐	☒	☐

Response: The proposed project would include a new crosswalk with flashing beacons at the Willow Lane/Manzanita Lane intersection. The beacons would operate only when activated by pedestrians and would be primarily used during the daytime. The beacons would be directed at motorists and would not produce substantial light that may adversely affect day or nighttime views. Street lighting would be provided at the Willow Lane/Skyline Drive and Willow Lane/Manzanita Lane intersections for pedestrian safety. These lights would be shielded and focused on the roadway and would not substantially increase light levels at adjacent properties. Therefore, no significant light or glare impacts would occur.

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
☐	☐	☒	☐

Response: The Ventura County Air Pollution Control District (VCAPCD) has adopted a significance threshold for ozone precursors, reactive organic compounds (ROC) or nitrogen oxides (NOx), of 25 pounds per day (ppd). If a project produces more than this amount of either pollutant, it is considered to have a significant long-term effect on air quality. This threshold is not applied to construction-related emissions, as these emissions are temporary.

Air pollutant emissions would be generated by heavy equipment and construction materials and worker transportation, totaling approximately 35.1 ppd NOx and 4.9 ppd ROC. Following construction, the proposed project would not generate any vehicle trips or otherwise result in long-term air pollutant emissions and would not have a significant impact on air quality.

Mitigation: None required.

b. Expose sensitive receptors to potentially unhealthful pollutant concentrations?

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

Response: The proposal would produce short-term impacts relative to dust generation and heavy equipment operation during construction of the proposed improvements. It should be noted, however, that the VCAPCD does not require that construction related ROC and NOx emissions be included in the emission totals for comparison with the operational ROC and NOx significance thresholds due to their temporary nature. Nevertheless, construction and demolition activities may expose people in the project vicinity to harmful levels of suspended particulate matter and would require mitigation.

Valley Fever (Coccidioidiomycosis) is a disease contracted by the inhalation of airborne spores of a fungus (*Coccidioides immitis*). The spores often become airborne through soil disturbance as a component of fugitive dust and this health hazard is consequently addressed as an air quality issue. The fungus is typically an inhabitant of undisturbed soil. Therefore, the potential for valley fever fungus to occur at the site is considered low. Dust generated by construction activities may expose adjacent residents to this pathogen. However, the project would incorporate standard dust control measures required by the VCAPCD, which would minimize dust generation and the potential for valley fever infection.

Mitigation:

1. Employ VCAPCD approved polymer stabilizers or periodic watering to reduce fugitive dust emissions. This can reduce the amount of dust generated by up to 50% and would decrease the amount of water needed for dust control during grading.
2. Replace ground cover or apply chemical soil stabilizers to all inactive portions of the construction site (previously graded areas inactive for four days or more).
3. Cease all grading, clearing, earth moving, or excavation operations during periods of high winds (20 mph or greater in one hour). The VCAPCD can be contacted for meteorological information.
4. All trucks shall be required to cover their loads as required by California Vehicle Code, Section 2311.4.
5. 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 Health regulations.

6. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads.

7. Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.

8. Keep all grading and construction equipment on or near the site until those phases of development are completed.

9. Equipment idling time shall be minimized.

10. To the extent feasible, use alternately-fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric.

c. Conflict with the recommendations of Assembly Bill AB 32 in achieving a statewide reduction in greenhouse emissions, or be a significant emission source of CO_2?

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

Response: The project would result in the emissions of greenhouses gases (GHG) during the construction period primarily due to exhaust emissions from heavy equipment and motor vehicles. Construction-related GHG emissions were estimated using California Air Resources Board models (OFFROAD 2007, EMFAC 2014) and the California Climate Action Registry Reporting Protocol. Based on this analysis, the project is estimated to emit 197.1 metric tons of CO_2 equivalent during the construction period.

The VCAPCD has not adopted GHG significance thresholds. However, a November 8, 2011 staff report prepared by VCAPCD stated that consistency with any GHG thresholds developed by the South Coast Air Quality Management District (SCAQMD) is preferred. On December 5, 2008, the SCAQMD governing board adopted an interim GHG significance threshold of 10,000 metric tons per year CO_2 equivalent for industrial projects. As the project would emit less that the 10,000 metric ton threshold, the proposed project would not conflict with the State's ability to achieve the reduction targets under AB 32 and would result in a less than significant impact on climate change.

Mitigation: None required.

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

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

Response: The proposed improvements along Conejo School Road and Willow Lane are not expected to create any objectionable odors affecting a substantial number of people.

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 Wildlife 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
☐	☐	☐	☒

Response: Based on review of the California Natural Diversity Data Base and the City's General Plan Conservation Element, seven special-status plant species (Santa Susana tarplant, California Orcutt grass, Plummer's' mariposa lily, Lyon's pentachaeta, Braunton's milkvetch, Ojai navarretia, Agoura Hills dudleya) and one special-status wildlife species (western pond turtle) have been reported within two miles of the project site. Based on a site visit by a qualified biologist, the project site is entirely developed and does not provide suitable habitat for rare, threatened or endangered (or otherwise sensitive) plant or animal species. Therefore, impacts to such species are not anticipated.

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
☐	☐	☐	☒

Response: There is no jurisdictional riparian or wetland habitat within or adjacent to the project site. The nearest potential riparian or wetland habitat occurs in Skeleton Canyon, located 1.1 miles east of the project site (Conejo School Road/Hillcrest Drive intersection).

Mitigation: None required.

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
☐	☐	☐	☒

Response: The project site (subject segments of Conejo School Road and Willow Lane) is fully developed, lacks native vegetation and does not connect habitat areas. Therefore, the site does not support any wildlife dispersal or movement corridors. In addition, no movement corridors depicted in the Conservation Element of the City's General Plan occur in the project vicinity.

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
☐	☒	☐	☐

Response: The City's Oak Tree Preservation and Protection Guidelines require that all oak trees (*Quercus* sp.) that exceed 2" in diameter when measured at a point 4.5 feet above the tree's natural grade are protected and must not be removed, relocated or encroached upon without first obtaining an Oak Tree Permit. Similarly, a Landmark Tree Permit is required for any project that involves encroachment on or removal of designated landmark trees, including larger specimens of black walnut, western sycamore and toyon.

A tree survey was conducted to identify and measure each tree proposed to be removed as shown on the 75 percent engineering plans. Overall, 17 trees would be removed including one oak protected under the City's Oak Tree Preservation and Protection Guidelines. Note that a 40-inch diameter valley oak (*Quercus lobata*) located in the public right-of-way adjacent to 305 N. Conejo School Road and one 8-inch diameter coast live oak (*Quercus agrifolia*) located in the public right-of-way adjacent to 205 N. Conejo School Road would be protected in place. The proposed sidewalks would displace one valley oak (15-inch diameter) located within the public right-of-way adjacent to 151 N. Conejo School Road. Note that this valley oak is in poor health and interferes with overhead utility lines. The loss of this protected oak tree is considered a significant impact.

Mitigation: The oak tree to be removed shall be replaced with two 24-inch and one or 36-inch boxed specimen oak trees as per the City's Oak Tree Preservation and Protection Guidelines. Beyer Park should be considered as an oak tree replacement site.

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
☐	☐	☐	☒

Response: A cultural records search was conducted by the South Central Coastal Information Center of the California Historical Resources Information System located at California State University, Fullerton and the results were received by Padre Associates' senior archeologist on September 4, 2018. The records search included a review of all recorded historic-era and prehistoric archaeological sites within a 0.5-mile radius of the subject segments of Conejo School Road and Willow Lane.

The records search identified historic site CA-VEN-654A along the western side of Conejo School Road between Thousand Oaks Boulevard and U.S. Highway 101. CA-VEN-654A is the former location of Jungleland USA, a private zoo, animal training facility, and animal theme park that operated until 1969. It is the current site of the Thousand Oaks Civic Arts Plaza and The Lakes at Thousand Oaks Shopping Center; however, CA-VEN-654A is a Ventura County (#63) and City landmark. Archaeological testing since 1970 has revealed a prehistoric campsite or habitation site dating to the Intermediate and Late Prehistoric periods with possible human burials. Additionally, a Mastodon lower jaw was recorded approximately seven feet below ground surface during construction of The Lakes at Thousand Oaks Shopping Center in 2004.

Previous studies have confirmed that almost all the original ground surface and contours of CA-VEN-654A have been altered except for the southeast hill area near the U.S. Highway 101 overpass over Conejo School Road. In 2004, the prehistoric site boundaries were expanded to include new site areas adjacent to and undisturbed by the construction of The Lakes at Thousand Oaks Shopping Center, which may include extant cultural resources.

Although CA-VEN-654A has been tested and portions of the site have been determined disturbed, a formal evaluation of the site's significance has not been completed. Thus, CA-VEN-654A is considered a significant pre-historic resource until a formal evaluation is completed. Proposed improvements along the west side of Conejo School Road between Thousand Oaks Boulevard and U.S. Highway 101 would be entirely located within the existing disturbed soils of the public right-of-way and would not impact this site.

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
☐	☐	☒	☐

Response: See response to part a. above. Archaeological resources are not expected to be encountered.

Mitigation: In the event that previously undiscovered cultural resources are encountered during construction activities, all work within the immediate vicinity shall be suspended until adequate measures can be implemented to mitigate adverse impacts as per Section 7-3.09(i) of the Thousand Oaks Municipal Code.

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
☐	☐	☐	☒

Response: Based on review of the University of California Berkeley Museum of Paleontology on-line collections, the project site is not located in an area known to contain 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
☐	☐	☐	☒

Response: As noted in part a. above, the project site is not expected to contain any cultural resources, including human remains.

Mitigation: None required.

TRIBAL CULTURAL RESOURCES. 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:

a. 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 50.1(k).

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

Response: No tribal cultural resources were identified in the immediate project area as part of the cultural records search.

Mitigation: None required.

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

Response: No tribal cultural resources were identified in the immediate project area by any culturally affiliated tribal representatives.

Mitigation: None required.

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
☐	☐	☒	☐

Response: The entire Southern California region, including the City of Thousand Oaks, is located within a seismically active area. Based on review of the Geologic Map of the Thousand Oaks Quadrangle, there are no reported faults in proximity to the project site. In addition, the project site is not located within a designed Alquist-Priolo Special Studies Zone. Ground shaking is the cause of most damage during earthquakes. The predominant (10 percent probability of exceedance in 50 years) earthquake in the project area is magnitude 7.3. In the project area, the peak ground acceleration with a probability of 10 percent exceedance in 50 years is 0.48 g in alluvium conditions. In order to reduce the potential for catastrophic damage, project components would be designed in accordance with the seismic requirements of the Uniform Building Code and other applicable standards.

Mitigation: None required.

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
☐	☐	☐	☒

Response: Liquefaction occurs when strong, cyclic motions during an earthquake cause water-saturated soils to lose their cohesion and take on a liquid state. Liquefied soils are unstable and can subject overlying structures to substantial damage. The occurrence of liquefaction is highly dependent on local soil properties, depth to groundwater, and the strength and duration of a given ground-shaking event. Based on review of the Seismic Hazard Zone Report for the Thousand Oaks quadrangle, the project site is not located within a liquefaction hazard area. The proposed improvements would be constructed to withstand liquefaction, and no increase in public exposure to this hazard would occur.

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
☐	☐	☒	☐

Response: Areas of high landslide or mudflow potential are typically hillside areas with slopes of greater than 10 percent. The project site does not include any slopes greater than 10 percent and would not affect any slopes that could produce landslides, and is not located within or adjacent to a designated Earthquake-Induced Landslide Hazard Zone.

Subsidence is generally related to over-pumping of groundwater or petroleum reserves from deep underground reservoirs. No recognized subsidence has been identified within the project area.

Expansive soils are primarily clay-rich soils subject to changes in volume with changes in moisture content. Shrinking and swelling of soils can damage overlying structures, roadways, and utilities. Native soil mapped by the Soil Survey Ventura Area, California (Edwards et al., 1970) along the subject roadway segments include five soil mapping units classified within four soil series (Cibo clay, Gilroy clay loam, Linne silt clay loam, Rincon silty clay loam). Cibo clay (15-30% slopes) and Rincon silty clay loam (9-15% slopes, eroded) have been classified as having a high shrink-swell potential. However, all proposed improvements would be constructed within engineered fill associated with construction of U.S. Highway 101, Conejo School Road and Willow Lane. Therefore, significant impacts associated with expansive soil is not anticipated.

Mitigation: None required.

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
☐	☐	☐	☒

Response: The proposal would not involve any grading of slopes 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
☐	☐	☐	☒

Response: Based on the project construction plans, there would be no manufactured cuts or fills exceeding twenty-five (25') 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
☐	☐	☒	☐

Response: Project-related earthwork would be very limited with minimal export or importation of earth materials. The selected construction contractor would prepare a traffic control plan (including truck routes) for review and approval by the City Public Works Department which would minimize disruption of traffic patterns and disturbance to neighborhoods.

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
☐	☐	☐	☒

Response: The project is limited to pedestrian and bicycle improvements to an existing roadway corridor, with no change in traffic volumes or fleet mix (such as trucks carrying hazardous materials). Therefore, the project would not involve 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
☐	☐	☐	☒

Response: Land uses along the subject segments of Conejo School Road and Willow Lane are limited to commercial and residential land uses. Review of hazardous materials data bases (GEOTRACKER, ENVIROSTOR) identified a leaking underground storage tank site (Mobil service station at 3102 Thousand Oaks Blvd). An underground leak of gasoline occurred in 1987. Soil and groundwater remediation has been completed, and a Closure Summary Report was completed on January 23, 2018 demonstrating closure criteria have been met. In any case, this site is located at least 0.3 miles from any project-related earthwork, such that public exposure to contaminated soil during construction activities is not anticipated.

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
☐	☐	☐	☒

Response: The Conejo Elementary School is located along the east side of the subject segment of Conejo School Road, and pavement extension and sidewalk construction is planned for the west side of Conejo School Road near this school. However, the project would not result in hazardous emissions.

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
☐	☐	☐	☒

Response: See response to part b. above. Public exposure to contaminated soil associated with leaking underground storage tanks is not anticipated.

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
☐	☐	☐	☒

Response: There are no adopted emergency response plans or evacuation plans which would be affected by the proposal. City-required traffic control would ensure emergency access is maintained throughout the construction period.

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
☐	☐	☐	☒

Response: Willow Lane and the northern portion of Conejo School Road has been mapped by the California Department of Forestry and Fire Protection within a Very High Fire Hazard Severity Zone. However, the project site is primarily composed of pavement and irrigated landscaping, and has a low fire hazard. Ventura County Fire Station 31 is located approximately 0.5 miles northeast of the project site (Willow Lane), and resident firefighters can quickly respond to any wildland fires. The project would not result in an increase in population or otherwise increase public exposure to fire hazards.

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
☐	☐	☒	☐

Response: The proposed project would not result in an increase in traffic volumes, or otherwise contribute pollutants that may run-off from the subject roadways into local storm drains and/or Arroyo Conejo. The project includes facilities (vegetated retention area, bio-swale) to retain and treat storm water run-off along Willow Lane which would benefit storm water quality.

Stormwater best management practices would be implemented during construction to minimize the potential for discharge of sediment and contaminants to surface waters. Therefore, violation of basin water quality standards or water discharge requirements would not occur.

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
☐	☐	☐	☒

Response: Groundwater is not expected to be encountered during project-related excavation. The project does not require a water supply, and would not substantially deplete groundwater supplies or interfere with groundwater recharge. In addition, no groundwater within the project area is available for domestic use.

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
☐	☐	☐	☒

Response: The proposed project would not substantially modify local topography such that drainage patterns are altered.

Mitigation: None required.

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

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

Response: The project would result in an incremental increase in the amount of surface (stormwater) run-off due to the increase in impervious surfaces (about 0.8 acres) associated with the proposed pavement extensions and sidewalks. As the increase in impervious surfaces would be small and distributed over 1.0 linear miles of roadway, it is anticipated that a substantial increase in flooding, erosion or sedimentation of affected drainages and storm drains would not occur. The project includes facilities (vegetated retention area, bio-swale) to retain and treat storm water run-off along Willow Lane which would prevent any increase in the rate of storm water run-off along Willow Lane.

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
☐	☐	☒	☐

Response: Along the subject roadway segments, storm flow is conveyed via storm drains to Arroyo Conejo, which flows in a buried culvert under the subject segment of Conejo School Road. Arroyo Conejo ultimately empties into Conejo Creek, Calleguas Creek and the Pacific Ocean. The proposed project includes minor storm drain improvements along Conejo School Road at Los Feliz Drive and along Willow Lane at Fairview Road. Proposed improvements would more efficiently collect storm water run-off and would not adversely affect the capacity of existing stormwater drainage systems. The project includes facilities (vegetated retention area, bio-swale) to retain and treat storm water run-off along Willow Lane which would prevent any increase in the rate of storm water run-off along Willow Lane that could exceed the capacity of local storm drains.

The project would result in an incremental increase in the amount of surface runoff due to the increase in impervious surfaces (about 0.8 acres) associated with the proposed sidewalk. As the increase in impervious surfaces would be small and distributed over 1.0 linear miles of roadway, it is anticipated that existing storm drains would accommodate this increase in storm run-off.

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
☐	☐	☐	☒

Response: Based on the applicable Flood Insurance Rate Maps (map nos. 06111C0986E and 06111C0990E), the subject segments of Conejo School Road and Willow Lane are not located within a regulatory floodway or base floodplain of any watercourse or lake. In any case, the project would not involve the construction of any housing.

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
☐	☐	☐	☒

Response: The proposed project would not involve any change in land use or any other action that could physically divide the surrounding community.

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
☐	☐	☐	☒

Response: The proposed project is consistent with the City's General Plan policies, and land use and zoning designations.

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
☐	☐	☐	☒

Response: The proposed project would not involve any development that could directly or indirectly result in population increase such as new residential or commercial land uses.

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
☐	☐	☐	☒

Response: The proposed project would not involve any change in land use or new development that may induce population growth.

Mitigation: None required.

c. Displace existing housing, especially affordable housing?

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

Response: The proposed project would not displace any housing, either affordable or market rate.

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
☐	☐	☐	☒

Response: Aggregate is the only locally important mineral resource in the region and is defined as construction grade sand and gravel. The southern portion of the subject segment of Conejo School Road and the western portion of the subject segment of Willow Lane are in an area mapped as MRZ-3 (cannot assess mineral resource significance from available data). Other portions of the project site are in areas mapped as MRZ-1 (no significant aggregate deposits) by the California Division of Mines and Geology. The nearest aggregate mine (Wayne J. Sand and Gravel Quarry) is located approximately 10.9 miles north of the project site.

The project site is not located in a mineral resource area and would not hamper the extraction of such resources in the region. The proposed project would not adversely affect the Wayne J. Sand and Gravel Quarry, Grimes Rock or other mineral resource production sites, or the availability of these mineral resources.

Mitigation: None required.

b. Conflict with any energy conservation plans?

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

Response: The proposed project would not directly consume energy or indirectly increase energy consumption of the surrounding community.

Mitigation: None required.

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

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

Response: The proposed project would result in consumption of non-renewable fossil fuels during construction, but not in a wasteful or inefficient manner.

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
☐	☐	☐	☒

Response: The proposed project would not result in any increase in traffic volumes, traffic speed, or otherwise result in long-term noise increases at residential and commercial areas and the Conejo Elementary School along Conejo School Road and Willow Lane.

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
☐	☐	☒	☐

Response: The proposed project would generate noise during the construction phase, associated with the project-related operation of heavy equipment and heavy-duty trucks. The Federal Highway Administration Roadway Construction Noise Model was used to estimate construction noise at noise-sensitive receptors closest to proposed roadway improvements. Equipment assumed to be operating on a peak day included a dozer, backhoe, roller and dump truck. Peak noise levels estimated at noise-sensitive receptors are:

- 82.5 dBA Leq at the nearest residence along Conejo School Road.
- 84.0 dBA Leq at the nearest residence along Willow Lane.
- 78.7 dBA Leq at the Conejo Elementary School.

Section 8-11.01 of the City's Municipal Code currently limits public construction projects to the hours of 7 a.m. to 7 p.m. Project construction would be conducted in compliance with the City's Municipal Code. In addition, construction work involving heavy equipment in the vicinity of the Conejo Elementary School would be scheduled (if feasible) to be conducted when classes are not in session.

The project would also comply with City policy that does not permit the congregation of construction workers or construction-related vehicles outside of the hours of construction at the project site or in nearby residential areas.

Mitigation: None required.

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
☐	☐	☐	☒

Response: See part a. above, no long-term increase in ambient noise would occur.

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
☐	☐	☐	☒

Response: The proposed project does not involve any structures or changes in land use requiring fire protection. The proposal would not result in the need for new or expanded fire protection service beyond what is already received in the area.

Mitigation: None required.

b. Police Protection Services?

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

Response: The proposed project does not involve any structures or changes in land use requiring police protection. The proposal would not result in the need for new or expanded police protection service beyond what is already received in the area.

Mitigation: None required.

c. Public Schools?

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

Response: The project is not residential and consequently would not generate increased demand for public schools.

Mitigation: None required.

d. Any other public facilities?

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

Response: The proposed project involves improvements to public transportation facilities (sidewalks, bike lanes). No new or modified public facilities would be required to serve the project.

Mitigation: None required.

e. Recreation?

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

Response: Recreational facilities in the project area include Beyer Park, Estella Park, Gardens of the World, El Parque de la Paz, Russell Park, Glider Hill Open Space and North Ranch Open Space. Beyer Park is located along the subject segment of Conejo School Road. The proposed project does not involve residential land uses or other change in land use that would increase the usage of existing recreational facilities or increase the demand for new recreational facilities.

Mitigation: None required.

TRANSPORTATION/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
☐	☐	☒	☐

Response: The proposed project would not generate vehicle trips, except during the construction period. The selected construction contractor would prepare a traffic control plan for review and approval by the City Public Works Department. Implementation of this plan would prevent significant traffic congestion associated with construction-related lane closures or other short-term roadway encroachment.

Mitigation: None required.

b. Result in inadequate emergency access?

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

Response: The proposed project does not involve any change in land use that could alter existing emergency access to residential and commercial areas along Conejo School Road or Willow Lane. Implementation of the traffic control plan would ensure emergency access is maintained during the construction period.

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
☐	☐	☐	☒

Response: The proposed project would not generate wastewater requiring treatment. Adequate wastewater treatment capacity is available to surrounding land uses. Mandatory compliance with the SRWQCB regulations is required.

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
☐	☐	☒	☐

Response: The City's potable water supply is obtained from a wholesale provider (Calleguas Municipal Water District) which in turn provides water to four purveyors that serve the City. These purveyors are the City of Thousand Oaks Municipal Service Center, California American Water Company, California Water Service and Camrosa Water District. Water service in the project area is provided by the City of Thousand Oaks. Project-related construction activities would consume small amounts of water for dust control, soil compaction and concrete mixing. Excluding the construction period, the proposed project would not consume water supplies. Adequate water supplies are available to meet the demands of the project.

Mitigation: None required.

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
☐	☐	☒	☐

Response: The proposed project may generate solid waste during the construction period. Adequate landfill capacity is available; however, any solid waste generated would be recycled to the extent feasible, including asphalt and concrete.

Mitigation: None required.

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
☐	☐	☐	☒

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
☐	☐	☒	☐

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.)

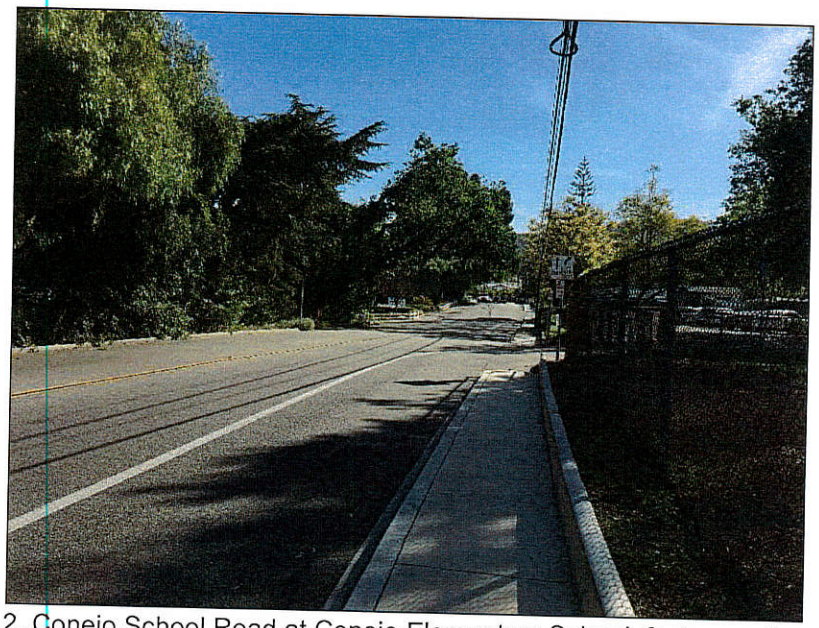
Unavoidable Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
☐	☐	☒	☐

d. Does the project have environmental effects which would 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
☐	☐	☒	☐

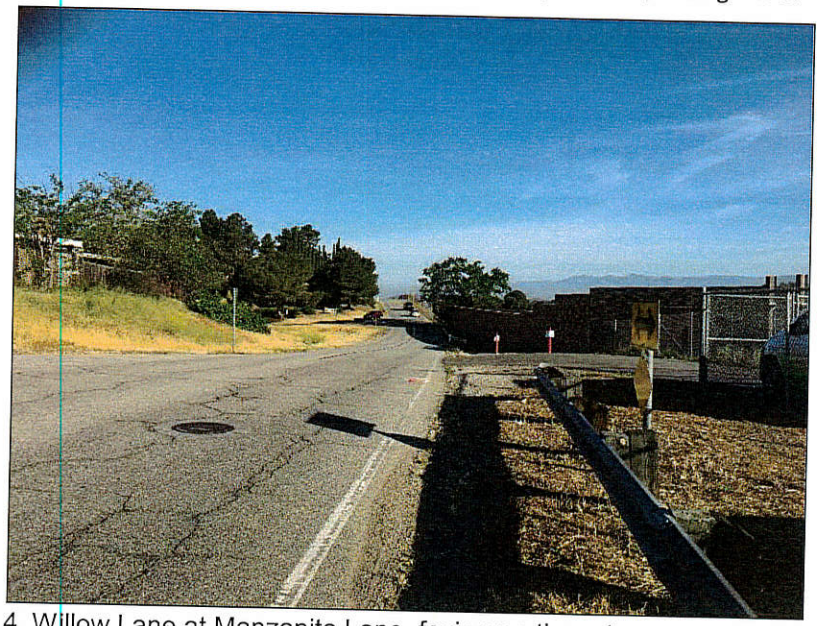
ADDITIONAL SOURCE REFERENCES	
1	75% project plans prepared by MNS Engineers, Project CI 5492
2	Site visit, tree survey
3	City of Thousand Oaks General Plan, Open Space Element
4	City of Thousand Oaks General Plan, Conservation Element
5	City of Thousand Oaks General Plan, Scenic Highways Element
6	City of Thousand Oaks Municipal Code
7	City of Thousand Oaks Zoning Maps
8	City of Thousand Oaks General Plan, Safety Element
9	City of Thousand Oaks Archaeological Resource Map
10	Ventura County Guidelines for the Preparation of Air Quality Impact Analysis
11	California Natural Diversity Data Base
12	Soil Survey, Ventura Area, California
13	City of Thousand Oaks Police Department
14	Ventura County Fire Department
15	Cultural Resources Record Search by the South Central Coast Information Center
16	Seismic Hazard Zone Report for the Thousand Oaks 7.5-minute Quadrangle, Ventura and Los Angeles Counties, California
17	City of Thousand Oaks General Plan, Noise Element
18	Update of the Mineral Land Classification of Portland Cement Concrete Aggregate in Ventura, Los Angeles and Orange Counties, California, Part I Ventura County
19	Geologic Map of the Thousand Oaks Quadrangle, Ventura and Los Angeles Counties, California

1. Conejo School Road at Chiquita Lane, facing north



2. Conejo School Road at Conejo Elementary School, facing north

3. Willow Lane at Fairview Road, facing northwest



4. Willow Lane at Manzanita Lane, facing northwest

CONEJO SCHOOL ROAD & WILLOW LANE SIDEWALK AND BIKE LANE IMPROVEMENTS

SITE PHOTOGRAPHS
ATTACHMENT B