

TO: Planning Commission

FROM: Kelvin Parker, Community Development Director

DATE: April 7, 2025

SUBJECT: **Consistency Determination of City of Thousand Oaks
Capital Improvement Program for FY 2025-2026 and 2026-
2027 with the Thousand Oaks 2045 General Plan**

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).
2. Adopt a Resolution reporting the proposed Capital Improvement Program for Fiscal Years (FY) 2025-26 and 2026-27 to be consistent with the Thousand Oaks General Plan, and that this finding be conveyed to City Council.

BACKGROUND

The City's Capital Improvement Program (CIP) is a fiscal forecast and plan, which identifies major public improvement to City's infrastructure in alignment with the overall budget for the City. The CIP provides funding for public infrastructure and rehabilitation projects. Therefore, it enhances overall quality of life by improving physical structures, systems, and facilities that provide services to the community.

CIP Organization

The CIP for FY 2025-26 and 2026-27 describes planned public works projects throughout the City over the short-term (next two years), as well as over the longer-term (to FY 2029-30). The CIP provides a working blueprint for sustaining and improving the community's infrastructure. It coordinates strategic planning, financial capacity, and physical development. The proposed CIP for FY 2025-26 and 2026-27 is attached (Attachment #1).

The proposed CIP is organized into 11 categories such as “Street Projects” and “Undergrounding Projects.” At the beginning of each section is a five-year summary of projects in that category, followed by descriptions of each project that has already been budgeted or is planned. The CIP for FY 2025-26 and 2026-27 includes 147 projects totaling approximately \$160 million. A total of 271 projects are planned over the next five years, totaling approximately \$538 million.

Planning Commission Review

California Government Code Section 65103(c)¹ requires that each planning agency perform a review of the capital improvement program of the city or county and the local public works projects for their consistency with the general plan. Commencing with California Government Code Section 65401², the Planning Commission is responsible with making a determination whether the CIP is in conformance with the adopted General Plan. Government Code Section 65402³ requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be in conformance with the General Plan as to location, purpose and extent. The Planning Commission’s action on this matter is advisory to the City Council. The Planning Commission’s recommendation on this matter will be forwarded to the City Council for consideration as they review the adoption of the CIP for FY 2025-26 and 2026-27.

The General Plan consistency evaluation involves an analysis of each proposed project with the 2045 General Plan’s Major Strategies, Goals and Policies. State law requires that a General Plan address eight mandatory subject areas, or “elements” including: Circulation, Conservation, Environmental Justice, Housing, Land Use, Noise, Open Space, and Safety. The elements may be combined in any way a jurisdiction deems appropriate and additional topics, such as Arts & Culture, may be added to help guide a city into the future. The 2045 General Plan is presented in 14 Chapters, comprised of the State-mandated elements and additional optional chapters as listed below, and the 2021-2029 Housing Element.

Chapter 1: Introduction
Chapter 2: Process
Chapter 3: Vision & Guiding Principles
Chapter 4: Land Use
Chapter 5: Mobility

Chapter 6: Parks & Open Space
Chapter 7: Conservation
Chapter 8: Community Facilities & Services
Chapter 9: Arts & Culture
Chapter 10: Safety

¹https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65103

²https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65401.&lawCode=GOV

³https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65402.&nodeTreePath=12.1.10.5&lawCode=GOV

Chapter 11: Noise
Chapter 12: Governance

Chapter 13: Implementation
Chapter 14: Glossary

Within this staff report, each project in the CIP contains a reference to the applicable 2045 General Plan element, goals and policies to identify consistency. To view the full text of individual policies, please access the Thousand Oaks 2045 General Plan on the City's website: <https://toaks2045.org/>

Following are dates related to City and public review of the proposed CIP for FY 2025-2026 and 2026-2027:

- April 2, 2025, City Council Capital Facilities Subcommittee of the proposed CIP;
- April 7, 2025, Planning Commission review for General Plan consistency;
- April 8, 2025, City Council CIP Budget study session; and
- June 10, 2025, City Council public hearing and adoption of final CIP.

EVALUATION:

The following evaluation provides a summary of what projects are contained within the CIP and additional information regarding consistency of the CIP with the 2045 General Plan. Please note that each CIP project is individually referenced in this staff report and is cited as being found consistent with one of the 2045 General Plan's goals and policies even when a project may be consistent with multiple goals and policies.

Facility Projects (Pages 2-33)

The City owns and manages a number of public facilities, such as the Civic Arts Plaza, Teen and Goebel Adult Centers, Transportation Center, Los Robles Greens Golf Course, and Municipal Service Center, and most of the facility projects provide periodic rehabilitation to these facilities while others upgrade elements such as security, lighting, renewable energy systems, and pavement. However, some of the projects involve new construction, such as the Downtown Thousand Oaks Project which consists of redevelopment of the Civic Arts Plaza property including the construction of a new City Hall. While other projects may involve updating policy documents, such as the Climate and Environmental Action Plan.

Proposed Facility projects conform with:

- Major Strategy 6: Create a new "downtown core" for the City near the Civic Arts Plaza; & Goal LU-13: Create a Downtown Core that is a vibrant and welcoming place that serves as the "heart of the City."

- Policy 13.2: CI5540
- Goal CFS-1: Develop citywide infrastructure that supports existing and future development
 - Policy 1.1: CI5144; CI5159; CI5390; CI5459; CI5499; CI5647; CI5696; CI5700; CI5740; CI5741; CI5759; CI5770; CI5776; CI5781; CI5782; MI2587; MI2626; MI2656; MI2672; MI2673; MI2675; MI2676; MI2677; MI2678; MI2680; MI2681; MI2682
- Goal CFS-4: Encourage building and landscape design that conserves or recycles water.
 - Policy 4.7: CI5698
- Goal CFS-8: Achieve and maintain applicable surface water and groundwater quality standards.
 - Policy 8.5: CI5661
- Goal CFS-11: Ensure effective response to a range of emergencies, including multiple simultaneous emergencies.
 - Policy 11.4: CI5549
- Goal LU-12: Promote healthy living for all residents of Thousand Oaks.
 - Policy 12.11: CI5714
- Goal M-3: Create and maintain a transportation system that improves community health.
 - Policy 3.7: CI5707
- Goal S-6: Reduce community vulnerability to climate-related threats and increase community resilience.
 - Policy 6.2: CI5585; CI5703; CI5706; CI5760
- Goal S-7: A sustainable community with reduced energy demand and greenhouse gas emissions.
 - Policy 7.1: MI2606
 - Policy 7.3: CI5562; CI5718; CI5783; CI5784
 - Policy 7.6: CI5709; CI5710; CI5761; CI5762; CI5763
 - Policy 7.7: CI5717

Housing Projects (Pages 34-35)

Housing Projects provide support to a variety of projects, including, but not limited to permanent supportive housing, navigation center, contributions to the Land Trust, and affordable housing.

Proposed Housing projects conform with:

- Goal LU-4: Support the creation of safe, affordable, and sanitary housing for all ages, income levels, and abilities.
 - Policy 4.5: HSHOME

Landscape/Streetscape Projects (Pages 36-44)

Landscape/Streetscape projects are designed to provide improvements within the public right-of-way, which enhance and beautify the community and generally consist of new sidewalks, curbs, and gutters; enhanced pedestrian crossings; specialty intersection paving treatments; street furnishings; landscape and irrigation improvements; turf removal/replacement with water conservation minded plant material; new and replacement street trees; fence maintenance; and coordinated projects with the Conejo Recreation and Park District.

Proposed Landscape/Streetscape projects conform with:

- Goal C-3: Maintain and expand a healthy community forest in Thousand Oaks.
 - Policy 3.1: CI4048
- Goal CFS-1: Develop citywide infrastructure that supports existing and future development
 - Policy 1.1: CI5691; CI5767
- Goal CFS-4: Encourage building and landscape design that conserves or recycles water.
 - Policy 4.8: CI5649; CI5652; CI5653; CI5654; CI5671; CI5690; CI5768; CI5788; CI5817
- Goal G-5: Foster partnerships with other regional and local agencies to ensure residents have access to high quality parks, recreation, education and leisure programs and services
 - Policy 5.4: CI5769

- Goal LU-9: Design public streets and other spaces for pedestrians and that foster interaction, activity, and safety.
 - Policy 9.2: MI2669
- Goal LU-13: Create a Downtown Core that is a vibrant and welcoming place that serves as the “heart of the City.”
 - Policy 13.1: CI5627

Library Projects (Pages 45-48)

Library projects include battery energy storage installations and electric vehicle charging station installations at both the Grant R. Brimhall Thousand Oaks and Newbury Park Libraries.

Proposed Library projects conform with:

- Goal S-6: Reduce community vulnerability to climate-related threats and increase community resilience.
 - Policy 6.2: CI5704; CI5705
- Goal S-7: A sustainable community with reduced energy demand and greenhouse gas emissions.
 - Policy 7.6: CI5712

Open Space Projects (Pages 49-52)

Open space projects include acquisition of land with important open space resources as opportunities arise; construction and renovation of trails; drainage improvements; habitat restoration; non-native plant management; fence and signage improvements.

Proposed Open Space projects conform with:

- Goal POS-1: Preserve open space lands for future generations of Thousand Oaks residents.
 - Policy 1.1: MI2693
- Goal POS-2: Complete the connected ring of natural open space around the developed portions of Thousand Oaks.
 - Policy 2.1: CI1227

- Goal POS-4: Design trails and open spaces to encourage outdoor recreation and education while protecting natural resources.
 - Policy 4.3: CI5527

Stormwater Projects (Pages 53-68)

These projects include the study of local flooding solutions and the implementation of the study to ensure the adequate collection and management of stormwater runoff. Such facilities include improvements to pipes, inlets, channels, and grates; diversion structures to remove pollutants from the watershed; slope stabilization and protection with retaining walls and/or drought-tolerant landscaping.

Proposed Stormwater projects conform with:

- Goal C-8: Preserve natural streams.
 - Policy 8.1: CI5600
 - Policy 8.3: CI5780; MI2638
 - Policy 8.4: CI5152
- Goal CFS-1: Develop citywide infrastructure that supports existing and future development.
 - Policy 1.1: CI5811; CI5812; MI2622; MI2623; MI2639; MI2663
 - Policy 1.5: CI5621
- Goal CFS-8: Achieve and maintain applicable surface water and groundwater quality standards.
 - Policy 8.5: MI2640
- Goal S-4: Mitigate loss of life, injury, property damage, and economic and social dislocations resulting from inundation by dam failure or floods.
 - Policy 4.5: CI5669; CI5670; CI5806; CI5808
 - Policy 4.7: CI5807

Street Projects (Pages 69-83)

These projects generally include pavement management program updates; street construction/widening/rehabilitation; median and turn lane modifications; bike lane construction; signal installation; barrier and guardrail installation; curb ramps, gutter, sidewalk, and crosswalk replacement and/or construction.

Proposed Street projects conform with:

- Goal CFS-1: Develop citywide infrastructure that supports existing and future development.
 - Policy 1.1: CI5735; CI5802; CI5809; CI5810; CI5813; MI2609; MI2659; MI2660; MI2661; MI2670; MI2685; MI2690; MI2691
- Goal LU-1: Create a land use pattern of development that preserves existing neighborhoods while providing opportunities for targeted infill projects in strategic locations to enhance the quality of life, preserve the natural environment, and ensure the long-term fiscal viability of Thousand Oaks.
 - Policy 1.8: MI2518; MI2684
- Goal LU-2: Preserve and enhance existing neighborhoods throughout the City.
 - Policy 2.7: CI4233; CI4258; CI5309
- Goal LU-13: Create a Downtown Core that is a vibrant and welcoming place that serves as the “heart of the City.”
 - Policy 13.1: CI5814
- Goal M-1: Create and maintain a transportation system that is safe for travelers of all ages and abilities regardless of mode.
 - Policy 1.4: CI4541
 - Policy 1.5: CI5587
- Goal M-2: Create and maintain a public transit system that is safe, equitable, affordable, efficient, and accessible to all people in Thousand Oaks.
 - Policy 2.2: CI5734
- Goal M-4: Create a transportation system that will accommodate future growth that provides for all modes.
 - Policy 4.3: CI4225; CI4247; CI4251; CI5310
 - Policy 4.8: CI5301; CI5307

Transportation/Traffic Projects (Pages 84-114)

Projects in this category include modifications to the Transportation Center and park and ride facilities; battery energy storage installations; electric vehicle charging station installations; bus shelter enhancements; purchase of electric dial-a-ride vans and electric buses; traffic signal infrastructure upgrades; freeway interchange improvements; bridge rehabilitation; street restriping; improvements to bus infrastructure; various street, pedestrian and bike path enhancements and safety features; sound walls; Geographic Information System data updates; and the implementation of the Active Transportation Plan.

Proposed Transportation/Traffic projects conform with:

- Goal CFS-1: Develop citywide infrastructure that supports existing and future development.
 - Policy 1.1: CI5468; CI5729; CI5805; MI2531; MI2674; MI2692
 - Policy 1.2: MI2607
- Goal LU-1: Create a land use pattern of development that preserves existing neighborhoods while providing opportunities for targeted infill projects in strategic locations to enhance the quality of life, preserve the natural environment, and ensure the long-term fiscal viability of Thousand Oaks.
 - Policy 1.8: MI2035
- Goal LU-2: Preserve and enhance existing neighborhoods throughout the City.
 - Policy 2.6: CI5785; CI5796
- Goal LU-9: Design public streets and other spaces for pedestrians and that foster interaction, activity, and safety.
 - Policy 9.5: CI5725
- Goal M-1: Create and maintain a transportation system that is safe for travelers of all ages and abilities regardless of mode.
 - Policy 1.1: CI5548; MI2033
 - Policy 1.4: CI5068; CI5156; CI5658; CI5660; CI5682; CI5723; CI5724; CI5799; CI5800
- Goal M-2: Create and maintain a public transit system that is safe, equitable, affordable, efficient, and accessible to all people in Thousand Oaks.
 - Policy 2.5: CI5607; CI5608; CI5720; CI5727

- Goal M-3: Create and maintain a transportation system that improves community health.
 - Policy 3.7: CI5719; CI5722; CI5790
- Goal M-4: Create a transportation system that will accommodate future growth that provides for all modes.
 - Policy 4.3: CI5355; CI5486; CI5597; CI5728; CI5730; CI5733; CI5801; CI5803; CI5804; CI5819; MI2657; MI2658; MI2689
 - Policy 4.8: CI5501
- Goal M-6: Create and maintain a transportation system that reduces impacts to the environment while leveraging sustainability innovations.
 - Policy 6.3: CI5473
- Goal N-2: Minimize adverse noise impacts associated with transportation.
 - Policy 2.1: MI2551; MI2552; MI2553
- Goal S-4: Mitigate loss of life, injury, property damage, and economic and social dislocations resulting from inundation by dam failure or floods.
 - Policy 4.5: CI5330
- Goal S-6: Reduce community vulnerability to climate-related threats and increase community resilience.
 - Policy 6.2: CI5726

Undergrounding Projects (Pages 115-119)

Projects in this category include undergrounding of overhead power and communication facilities along Janss Road, Hillcrest Drive, Hodencamp Road, and citywide.

Proposed Undergrounding projects conform with:

- Goal CFS-2: Support access to high quality telecommunication services.
 - Policy 2.3: MI2652; MI2653; MI2667; MI2687; MI2694

Wastewater Projects (Pages 120-153)

Wastewater projects include maintenance and improvements to the system for collection, treatment, reclamation, disposal of wastewater; construct biosolids conveying system; stormwater diversion; slope stabilization; access roads; implementation of the Hill Canyon Treatment Plant Master Plan; and implementing

the Wastewater Collections Master Plan. Many of these projects are located at the Hill Canyon Wastewater Treatment Plant.

Proposed Wastewater projects conform with:

- Goal CFS-1: Develop citywide infrastructure that supports existing and future development.
 - Policy 1.1: CI5437; CI5445; CI5532; CI5613; CI5617; CI5630; CI5634; CI5637; CI5641; CI5680; CI5681; CI5684; CI5686; CI5687; CI5786; CI5787; CI5794; MI2586; MI2589; MI2644; MI2646; MI2650; MI2671; MI2683; MI2686; MI2688
 - Policy 1.5: CI5683; CI5736; MI2624
- Goal CFS-3: Ensure a sustainable water supply that supports existing and future community needs.
 - Policy 3.7: MI2643
- Goal CFS-5: Provide sewage conveyance and treatment capacity to meet community needs.
 - Policy 5.1: CI5427; CI5622; CI5629; CI5636; CI5638; CI5639; MI2590; MI2591; MI2642
 - Policy 5.2: MI2515
- Goal S-7: A sustainable community with reduced energy demand and greenhouse gas emissions.
 - Policy 7.5: CI5625

Water Projects (Pages 154-201)

Water projects ensure a viable and dependable water storage and distribution system. These projects include the repair, replacement, and upgrade of existing pipes and mains, facilities, pump stations, storage reservoirs, the emergency water interconnect, and access roads; battery energy storage and backup generator installations; water security system installation and upgrades; development of a groundwater utilization project; water system hydraulic model upgrade; Citywide water mainline replacement study and implementation.

Proposed Water projects conform with:

- Goal CFS-1: Develop citywide infrastructure that supports existing and future development.
 - Policy 1.1: CI5286; CI5305; CI5456; CI5493; CI5494; CI5520; CI5534; CI5642; CI5672; CI5674; CI5675; CI5676; CI5677; CI5678;

- CI5679; CI5688; CI5689; CI5739; CI5754; CI5755; CI5771; CI5772;
CI5773; CI5774; CI5775; CI5778; CI5779; CI5789; CI5791; CI5792;
CI5793; CI5794; CI5795; CI5797; CI5798; MI2651; MI2662
- Policy 1.5: CI5294; CI5295; CI5402; CI5448; CI5673; CI5738;
CI5747; CI5749; CI5750; CI5751; CI5752; CI5753; CI5757; CI5764;
CI5765; CI5766; CI5815; CI5816; CI5818
- Goal CFS-3: Ensure a sustainable water supply that supports existing and future community needs.
 - Policy 3.1: CI5395
 - Policy 3.2: CI5514
 - Policy 3.3: CI5453
 - Policy 3.5: MI2679
- Goal S-5: Provide necessary prevention services to reduce loss and damage due to wildfire.
 - Policy 5.22: CI5280
- Goal S-6: Reduce community vulnerability to climate-related threats and increase community resilience.
 - Policy 6.2: CI5702

ENVIRONMENTAL REVIEW

Staff has determined that the Capital Improvement Program for FY 2025-26 and 2026-27 / Thousand Oaks 2045 General Plan consistency determination report is not a “project” subject to review under California Environmental Quality Act (CEQA) and is therefore exempt from environmental review pursuant to the rules set by the Act (14 CCR Section 150000 and following) and outlined in the CEQA Guidelines Section 15378(b)(4). This is because the CIP is a government funding document that does not commit to any specific project that could cause significant physical impact on the environment.

As required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within the CIP. Any required environmental documents will be prepared pursuant to CEQA as part of project permit processing or at any other point in time as required by CEQA.

CONCLUSION

The Community Development Department has evaluated the proposed Capital Improvement Program for FY 2025-26 and 2026-27 and finds that all projects are consistent with the General Plan. Staff recommends that the Planning Commission find that the Consistency Determination of City Capital Improvement Program for FY 2025-26 and 2026-27 with the Thousand Oaks 2045 General Plan is not a “project” under CEQA, and the Proposed Capital Improvement Program for Fiscal Years (FYs) 2025-26 and 2026-27 is consistent with the Thousand Oaks General Plan policies and elements, per the attached resolution (Attachment #2).

Following the consistency determination by the Planning Commission, the CIP will be forwarded to the City Council for consideration and adoption as part of the City’s budget hearings.

City staff from the Public Works and Finance Departments will be available to answer questions the Planning Commission may have regarding the CIP Consistency Determination.

Prepared by:
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Attachments:
Attachment #1 – Proposed FY 2025-26 and FY 2026-27 CIP Budget
Attachment #2 – Draft Planning Commission Resolution