INITIAL STUDY / NEGATIVE DECLARATION

California Lutheran University

Steven D. Dorfman Center School of Management Project

Minor Modification to CLU Special Use Permit No. 1974-253 (Mod 17)

PREPARED FOR:

City of Thousand Oaks
Community Development Department
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362
Contact: Carlos Contreras, Senior Planner
(805) 449-2317

PREPARED BY:

envicom CORPORATION
4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, CA 91362
Contact: Ms. Laura Kaufman
Vice President, Environmental Services
(818) 879-4700

July 2020

California Lutheran University

STEVEN D. DORFMAN CENTER SCHOOL OF MANAGEMENT PROJECT

INITIAL STUDY/ NEGATIVE DECLARATION

Minor Modification to CLU Special Use Permit No. 1974-253 (Mod 17)

Prepared for:

CITY OF THOUSAND OAKS
COMMUNITY DEVELOPMENT DEPARTMENT
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362
Contact: Mr. Carlos Contreras, Senior Planner
(805) 449-2317

Prepared by:

ENVICOM CORPORATION
4165 E. Thousand Oaks Boulevard., Suite 290
Westlake Village, California 91362
Contact: Ms. Laura Kaufman, Vice President, Environmental Services
(818) 879-4700

July 2020

SECTION		PAGE NUMBER
1.0	**INTRODUCTION**	1
2.0	**FINDINGS OF THIS INITIAL STUDY**	2
3.0	**PROJECT DESCRIPTION**	3
4.0	**INITIAL STUDY / NEGATIVE DECLARATION**	10
I.	Aesthetics	13
II.	Agriculture and Forestry Resources	15
III.	Air Quality	16
IV.	Biological Resources	24
V.	Cultural Resources	29
VI.	Energy	33
VII.	Geology and Soils	36
VIII.	Greenhouse Gas Emissions	41
IX.	Hazards and Hazardous Materials	46
X.	Hydrology and Water Quality	49
XI.	Land Use and Planning	53
XII.	Mineral Resources	56
XIII.	Noise	57
XIV.	Population and Housing	64
XV.	Public Services	66
XVI.	Recreation	68
XVII.	Transportation	69
XVIII.	Tribal Cultural Resources	71
XIX.	Utilities and Service Systems	73
XX.	Wildfire	76
XXI.	Mandatory Findings of Significance	79
5.0	**REFERENCES**	81
6.0	**PREPARERS**	84

FIGURES

Figure 1	Location Map	4
Figure 2	Vicinity Map	5
Figure 3	Conceptual Site Plan	6

TABLES

Table 3-3	Demolition and Construction Assumptions	8
Table III-1	Health Effects of Major Criteria Pollutants	17
Table III-2	Federal and State Ambient Air Quality Standards	18
Table III-3	Ambient Air Quality	19
Table III-4	Maximum Daily Emissions (Construction)	22
Table III-5	Project-Related Operational Emissions	22
Table VI-1	Total Fuel Consumption During Project Construction	34
Table VIII-1	Construction Greenhouse Gas Emissions	42
Table VIII-2	Operational Greenhouse Gas Emissions	43
Table VIII-3	CLU Carbon Neutrality Plan Consistency	45
Table XI-1	Consistency Analysis with General Plan Goals and Policies	54
Table XIII-1	Construction Equipment Noise Levels	58
Table XIII-2	Construction Noise Levels at Sensitive Receptors	59
Table XIII-3	HVAC Noise Levels at the Nearest Receptor	61
Table XIII-4	Groundborne Vibration Damage Potential from Project Construction Equipment	62
Table XIII-5	Groundborne Vibration Annoyance Potential from Project Construction Equipment	62
Table XIV-1	Population and Employment Growth Forecast	64

APPENDICES

Appendix A	Architectural Site Plans
Appendix B-1	California Emissions Estimator Model Output Data
Appendix B-2	Construction Fuel Consumption Worksheet
Appendix C-1	Biological Resources Search Results
Appendix C-2	Oak and Landmark Tree Report
Appendix D	Cultural Resources Phase I Assessment
Appendix E	Geotechnical Investigation Report
Appendix F	Preliminary Hydrology Report

1.0 INTRODUCTION

The purpose of this Initial Study/Negative Declaration is to disclose and evaluate the environmental impacts of the Steven D. Dorfman Center, to be located on the main campus of California Lutheran University, in Thousand Oaks, California, as described further in Section 3.0 Project Description, below).

LEGAL AUTHORITY

As lead agency, the City of Thousand Oaks has prepared this Initial Study in accordance with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code 21000–21189) and relevant provisions of the *CEQA Guidelines* (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387), as amended.

Initial Study. Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. To paraphrase from this Section, the relevant purposes of an Initial Study are:

(1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration (ND);
(2) To enable the Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby, enabling the project to qualify for an ND; and
(3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project will not have a significant effect on the environment that would necessitate an EIR.

Negative Declaration or Mitigated Negative Declaration. CEQA Guidelines Section 15070 states a public agency shall prepare a negative declaration or mitigated negative declaration for a project subject to CEQA when:

(a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
(b) The initial study identifies potentially significant effects, but:
    1. Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
    2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

An ND or Mitigated ND (MND) may be used to satisfy the requirements of CEQA when a project would have no significant unmitigable effects on the environment.

2.0 FINDINGS OF THIS INITIAL STUDY

The impact analysis in this Initial Study demonstrates that with the incorporation of mitigation measures, the proposed project would have a less than significant impact on the environment with regard to all CEQA Environmental Checklist topics. For each topic addressed in Section 4.0, the impacts associated with development of this project have been determined to be "Less than Significant," or "No Impact" with regulatory compliance. Thus, a Negative Declaration may be issued.

3.0 PROJECT DESCRIPTION

California Lutheran University (CLU), the project applicant, proposes to demolish and replace the existing Nygreen Hall 130 Memorial Parkway with a new building to be named the Steven D. Dorfman Center ("Dorfman Center" or "Dorfman Building") on the main campus in Thousand Oaks.

The applicant's stated purpose for the project is that Dorfman Center would provide a consolidated location for the School of Management faculty that are currently dispersed throughout the academic precinct of campus. The new academic building would replace Nygreen Hall, which is an 8,434 sf academic building that was constructed in 1973 and consists of six classrooms and six offices. The proposed new Dorfman Building would comprise 28,471 square feet (sq. ft.) of floor area in a two-story building. Project implementation would include associated grading activities, hardscape, and landscape, as well as encroachment into the protected zone of two oak trees and one landmark tree. The first floor would include six classrooms, seven offices, restrooms, various workspace, storage, and building support rooms as well as student gathering areas. The second floor would include 27 offices, a community room, a computer room, meeting rooms, restrooms, and a "collaboration hub" comprised of cubicles, seating areas and larger tables for gathering and collaboration within the School of Management community, including a variety of interactive spaces equipped with advanced technology tools. Implementation of the proposed project would not result in any net increase in students, faculty or staff on campus.

PROJECT LOCATION, EXISTING USES, PLANNING AND ZONING

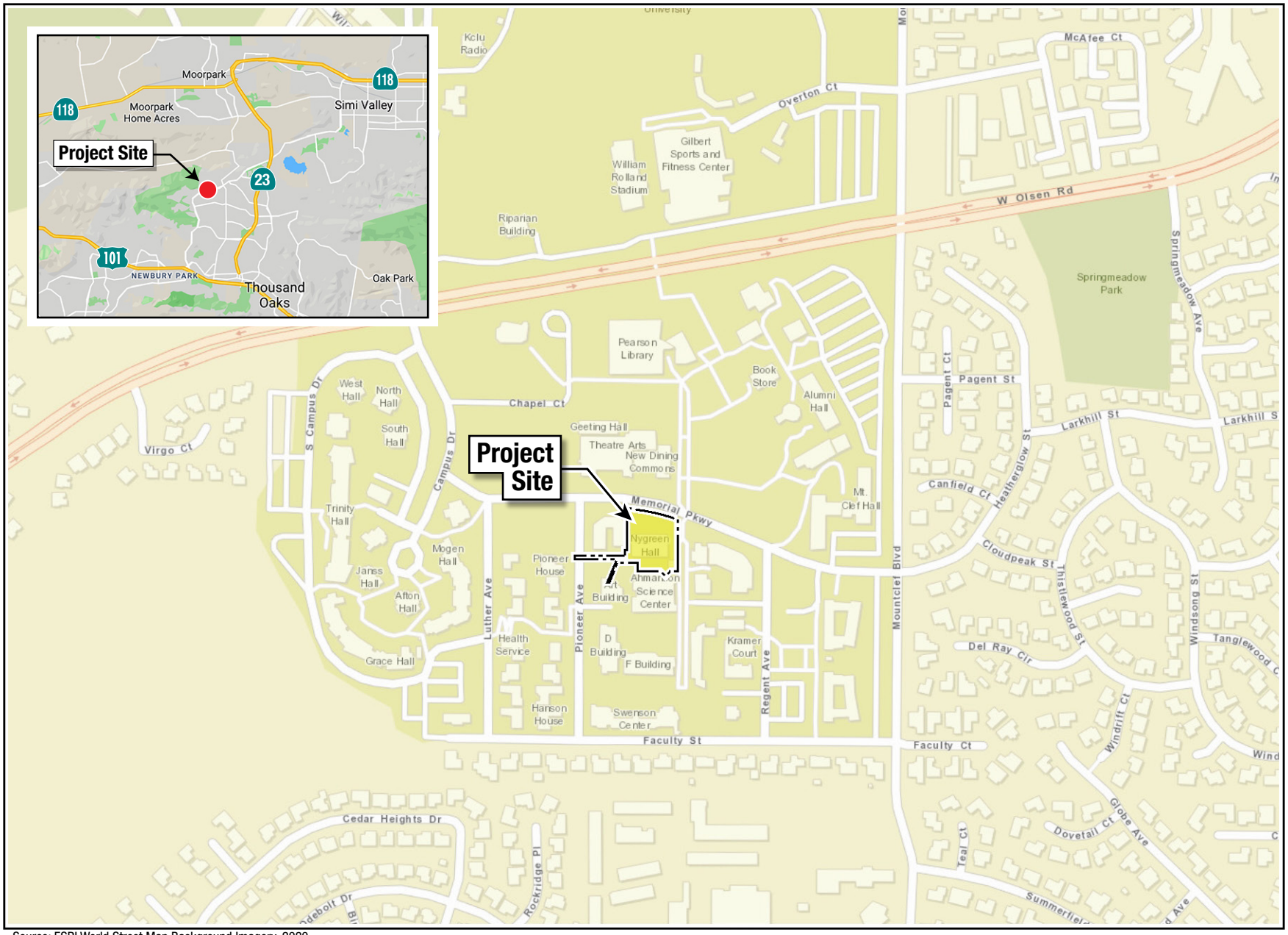
The CLU main campus is 225-acres of land located in the northwest area of the City of Thousand Oaks at 60 West Olsen Road, Thousand Oaks, CA 91360. The project is located within the center of the campus, as shown on **Figure 1, Location Map,** and **Figure 2, Vicinity Map**.

California Lutheran University's approved Master Plan Special Use Permit #74-253 describes a maximum campus square footage build out of up to 1,250,000 square feet, including a total of 275,000 square feet for Academic Buildings alone. With the approval and construction of the new Dorfman Building the proposed new total square footage for Academic buildings on campus would be 246,529 square feet, which is under the approved Master Plan Special Use Permit total of 275,000. Under the Master Plan, CLU was projected to replace Nygreen Hall in 2008. Consistent with the previously City-approved 1998 Campus Master Plan, the proposed new building would be located at the site of the existing Nygreen Hall and centered between the Soiland Humanities Building to the east and Peters Hall on the west. Demolition of Nygreen Hall would accommodate the new Dorfman Center. The City General Plan Land Use designation (Land Use/Circulation Elements Map) for the subject site and campus is Institutional, and the City zoning designation is P-L ("Public, Quasi-Public, Institutional").

PROJECT COMPONENTS

The project consists of the demolition and removal of the existing 8,434 sf academic building, Nygreen Hall and associated improvements; and development of a new 28,471 sq. ft. academic building and partial reconstruction of the pedestrian walkway(s) located immediately to the northeast of the proposed building as shown in **Figure 3, Conceptual Site Plan**. The project would also require approval to use existing parking facilities and trash enclosures and would require ordinance compliance for encroachment into the protected zone of two oak trees and one landmark tree. The proposed building would be two stories with a with a maximum height of 35 feet. The majority of the building would be at the lower parapet height, and therefore, the average height of the building would be 32'-2". Architectural Site Plans, including building elevations and exteriors, are provided in **Appendix A**.[1]

[1] Rasmussen & Associates, Architecture, Planning, Interiors, Planning Submittal, July 2019, Revised March 16, 2020.



Source: ESRI World Street Map Background Imagery, 2020.

envicom

Location Map

FEER 0 250 500

FIGURE 1

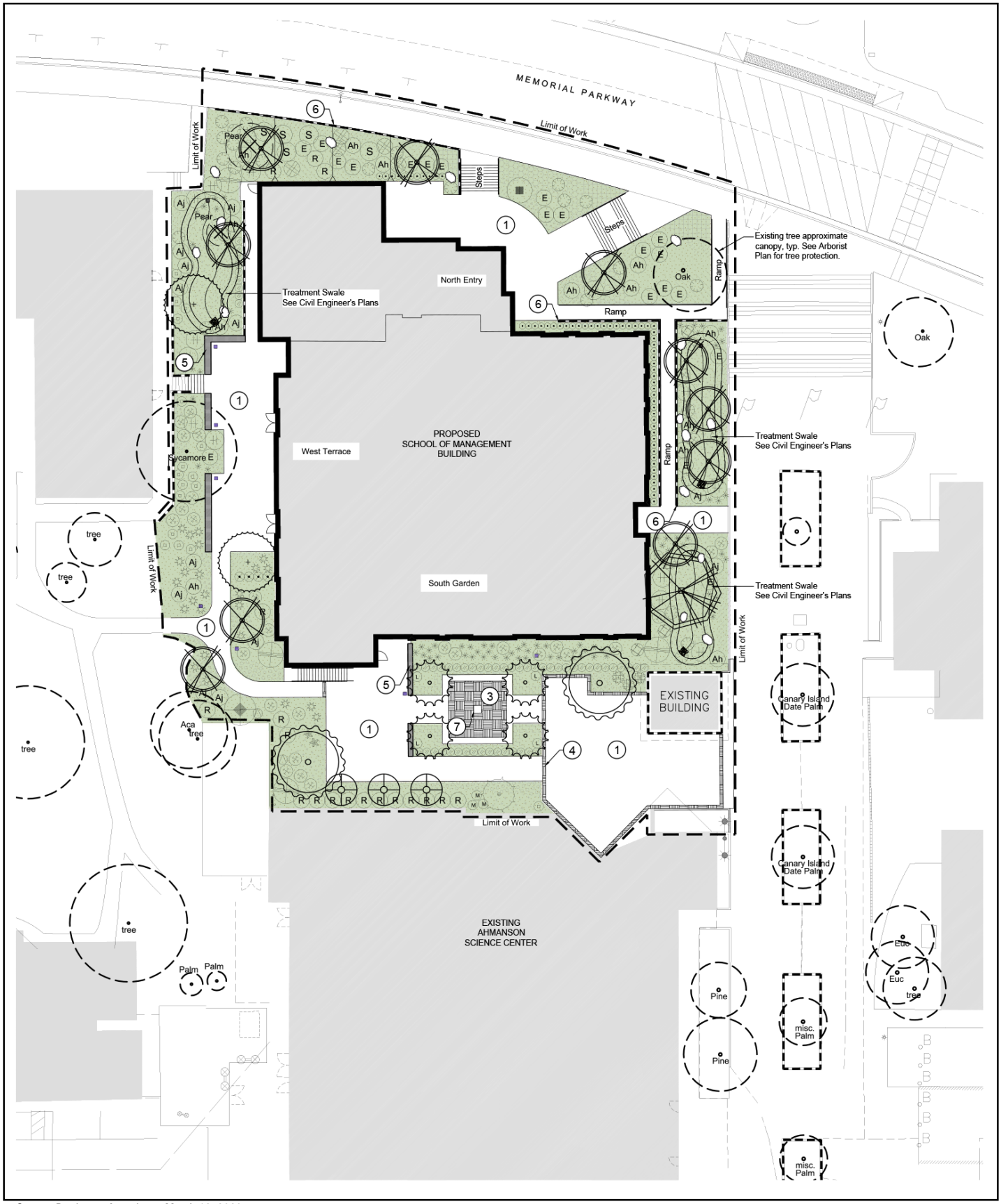
Aerial Photograph: Google Imagery, Aug. 19, 2019.

envicom

Vicinity Map

FEER 0 50 100

FIGURE 2



Source: Brodersen Associates, March 13, 2020.

envicom

Conceptual Site Plan

FEET 0 20 40

FIGURE 3

During construction, a period of approximately 1.5 years (see Demolition and Construction, below), classrooms and offices previously located in Nygren Hall would temporarily be moved to the Ahmanson Science Center, the adjacent academic building that will be vacated once the new Swenson Center is available July 2020. Utility trenching for the new building is also shown in Figure 2. The maximum depth of excavation for trenching is seven (7) feet below ground surface (below grade). Excavation for the building itself will require that excavation for piles extend up to nine (9) feet below grade, as described in the project geology report.

CONSTRUCTION AND AESTHETICS

The two-story building would comprise of a steel frame for the main structure, metal framing walls and concrete slab floors. The new building architecture has been designed for compatibility with the campus architecture and surrounding buildings. Satisfying a CLU goal, the project would meet the Campus Architectural Master Plan standards through use of brick veneer, tile, and ledgestone exteriors; including a building main entrance highlighted with glass curtain walls.

TRASH ENCLOSURE

The proposed project is on the site of Nygreen Hall, an existing academic building and the University requests approval to use the same facilities' service to manage the trash and recycling at the new Dorfman Center. Housekeeping daily collects the recycling and trash from the central core of academic buildings and transports it back to the nearby trash enclosures at Memorial Parkway and Montclef Blvd. Collection from these bins are made by Waste Management only three days a week.

FIRE HYDRANTS

There are two existing fire hydrants located to the north of the building on Memorial Parkway across street from the Dorfman Center main entrance, another hydrant is located south east at the intersection of the access road and the pedestrian spine, Regal's Way. The building's fire service hook-up and backflow double detector would be installed directly west of Dorfman Center on Pioneer Avenue (as shown in the Site Plan exhibits in Appendix A). Cal Lutheran Project Management has had two informal and one formal preliminary review meetings with Ventura County Fire Department (VCFD) and they have addressed the comments made from these meetings. Furthermore, if necessary, the applicant will be required to construct fire facilities, such as the installment of a new fire hydrant to serve the subject property. Accordingly, conditions of approval have been applied requiring the applicant to install the fire hydrant in accordance with VCFD requirements.

PARKING

The new building construction would replace the existing six teaching classrooms in Nygreen Hall; Cal Lutheran expects no increase in student or faculty population as a result of the new building construction. The new building would consolidate the School of Management community that is currently dispersed throughout various buildings on campus among different departments. Therefore, no new parking is proposed as part of the building construction. Student and faculty parking is provided on the adjacent streets, (commuter and faculty) and in the residence hall parking lots (residential students). A new gravel parking lot was added on campus in Fall, 2018 on North campus that compensates for when community events put a strain on campus parking.

DEMOLITION AND CONSTRUCTION

The project would demolish approximately 8,434 sf of existing structures and associated improvements currently occupied by Nygreen Hall, an academic building. Demolition and construction are estimated to begin August 2020. An estimate of the expected duration for each phase of construction, size of the on-site

workforce, and off-road equipment needed is provided in **Table 3-3, Demolition and Construction Assumptions**.

Table 3-3
Demolition and Construction Assumptions

Phase	Duration	Equipment Type	(# of pieces)
Demolition	10 days	Concrete/Industrial Saw	1
		Tractor/Loader/Backhoes	2
		Skid Steer Loader (Bobcat)	1
		Rubber-Tired Dozers	1
Site Preparation	5 days	Rubber Tired Dozers	1
		Grader	1
		Tractor/Loader/Backhoes	1
Grading	20 days	Graders	1
		Rubber Tired Dozers	1
		Excavator	1
		Tractors/Loaders/Backhoes	3
Building Construction	300 days	Crane	1
		Forklifts	2
		Generator Sets	1
		Loader/Backhoe	1
		Welders	3
Paving	40 days[1]	Cement/Mortar Mixers	1
		Pavers	1
		Paving Equipment	1
		Rollers	1
		Tractors/Loaders/Backhoes	1
Architectural Coating	30 days	Air Compressors	1

Source: Equipment mix and durations confirmed by applicant (Christine Cano, CLU) via email dated March 17, 2020.
[1] Paving phase may overlap end of building construction phase; however, conservatively construction would occur on weekdays (minus holidays and weekends) of approximately 1.5 years.

As shown in Table 3-3, demolition and construction necessitate the use of off-road earth moving equipment such as, bulldozers (dozers), skid steers or "Bobcats," forklifts, and tractors equipped with front end loaders and backhoes. Construction also involves trucks for material and supplies delivery, as well as powered hand tools including concrete saws. The university has sufficient space for temporary construction crew parking and equipment staging to take place in and around the project site within the university during all phases of construction, thereby minimizing the interference of construction vehicles with existing vehicle circulation. Specifically, construction staging would occur to the south/southwest of the project site, where the general contractor for construction of the Swenson Science Center has placed the current construction trailer, laydown and parking areas. Construction crews are expected to access the site via the U.S. Route 101 (or Ventura Freeway), Lynn Road or Moorpark Road exits, or State Route 23, Pederson Road exit, and Olsen Road. The grading phase of construction would result in import of 100 cubic yards (CY) of soil.[2] The likely destination for export is the Simi Valley Landfill.

[2] Commercial Development Resources, Aaron M. Albertson, P.E., SCDP, email communication with Envicom Corporation, August 30, 2019.

REQUIRED APPROVALS

The Applicant is requesting the following approval from the City:

- Special Use Permit Minor Modification (SUMN) 2019-70495; Minor Modification to CLU Special Use Permit No. 1974-253 (Mod 17); and
- Oak Tree Permit (OTP) 2019-70498 and Landmark Tree Permit (LTP) 2019-71078; encroachments into the protected zone of two oak trees and one landmark tree.

4.0 INITIAL STUDY/NEGATIVE DECLARATION

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY AND CHECKLIST

1. **Project title:**
   California Lutheran University (CLU) Steven D. Dorfman Center School of Management

2. **Lead agency name and address:**
   City of Thousand Oaks
   Community Development Department
   2100 Thousand Oaks Boulevard
   Thousand Oaks, CA 91362

3. **Contact person and phone number:**
   Mr. Carlos Contreras, Senior Planner
   Email: ccontreras@toaks.org
   Tel: (805) 449-2317

4. **Project location:**
   The project is located within the CLU campus at 130 Memorial Parkway, Thousand Oaks.

5. **Project sponsor's name and address:**
   California Lutheran University
   60 West Olsen Road #3200
   Thousand Oaks, CA 91360
   Attn: Christine Cano, Architect, MPPA
   Project and Space Manager

6. **General Plan Land Use designation:**
   Institutional

7. **Zoning designation:**
   Public, Quasi-Public, Institutional (P-L)

8. **Project Description:**
   The project would remove the existing 8,434 sf Nygreen Hall academic building and construction and operation of the proposed Seven D. Dorfman School of Management Building, a 28,471 sf academic building. To allow the demolition of an 8,434 square-foot building (Nygreen Hall) and construct a new 28,471 square-foot building, hardscape, landscape, grading, and encroachment into the protected zone of two oak trees and one landmark tree. Please see Section 3.0, Project Description, for further detail.

9. **Surrounding land uses and setting:**
   The project site is internal to the CLU Campus and located south of Memorial Parkway and east of Pioneer Ave. The project site is surrounding by other campus academic buildings, a parking lot, landscaping, walkways and internal campus open space.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):
The City of Thousand Oaks is the only approval agency at this time. The project requires approval of SUMN 2019-70495, a Minor Modification to Special Use Permit No. 1974-253 (Mod 17).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, an EIR Addendum will be prepared.

Name: Carlos Contreras
Title: Senior Planner, Community Development Department, City of Thousand Oaks

Signature: __ Digitally signed by Carlos Contreras Date: 2020.07.06 16:38:14 -07'00' Date: **7.6.20**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Impact Analysis

a. Less than Significant Impact. A significant impact may occur if a proposed project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista. The project site is located within the urbanized visual setting of Cal Lutheran University (CLU), and is near Olsen Road, which is a locally-designated scenic highway,[3] but is located (approximately 790 feet to the south of the road, existing development and mature landscaping to the north of the site) well within the university campus would not be visible from the Olsen Road scenic corridor.

The City of Thousand Oaks General Plan Conservation Element designates scenic vistas, such as hillside terrain (greater than 25 percent slope) and prominent knolls, hills, and landforms within the project vicinity.[4] However, the project building would be of similar type and scale to surrounding university campus buildings and would be located well within the university campus. Therefore, the project would not introduce incompatible visual elements within a designated scenic vista or substantially block views of a designated scenic vista. Therefore, the project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

[3] City of Thousand Oaks Planning Department, General Plan Scenic Highways Element, September 1974. Accessed on February 19, 2020 at https://www.toaks.org/home/showdocument?id=346.

[4] City of Thousand Oaks, General Plan Conservation Element, October 2013. Accessed on February 18, 2020 at: https://www.toaks.org/home/showdocument?id=332.

b. No Impact. A significant impact would occur if scenic resources within a City-designated scenic highway would be damaged or removed by development of the proposed project. Nearby Olsen Road is a designated scenic highway. The project site is located approximately 790 feet away and not visible from that scenic corridor. The project is not located in a designated historic district and does not contain rock outcroppings. As detailed in the Section IV., Biological Resources, project development would result in encroachment of three (3) City-protected trees. Regulatory compliance would assure less than significant impacts. Further, the less than significant impact to the resources would not be discernable from the scenic highway. Therefore, the project would result in no impact to scenic resources within a City-designated scenic highway.

Mitigation Measures: No mitigation measures are required.

c. Less than Significant Impact. A significant impact would occur if a proposed project introduced incompatible visual elements on the site or visual elements incompatible with the character of the area surroundings. Projects in urbanized areas could have a significant impact if they conflicted with applicable zoning and other regulations governing scenic quality. The project is located in an urbanized area developed with institutional and residential land uses. Views in the vicinity of the project site are largely constrained by adjacent structures within the urban setting and would be compatible with the character of the area surroundings. The project would not conflict with applicable zoning and other regulations governing scenic quality (such as those related to height and size) and would therefore have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

d. Less than Significant Impact. A significant impact would occur if a proposed project introduced a new source of substantial light or glare that would adversely affect day or nighttime views in the area. There are existing lighting fixtures on the existing academic building and associated walkways and the proposed project would also include similar fixtures. These fixtures would light the immediate vicinity and would be located well within the university campus. The project would also include a glass curtain wall, which would create a new source of glare. However, the building would be located well within the university campus and the glare would be obscured from off-site locations due intervening university buildings and trees. Therefore, impacts related to light or glare would be less than significant.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES.				
a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Impact Analysis

a-e. No Impact. The project site is already developed and located in an urbanized area that has been previously developed and zoned for institutional uses. The subject property is located in an area identified as "urban and built-up land" on the Ventura County Important Farmland 2016 map prepared by the California Department of Conservation[5] for the Farmland Mapping and Monitoring Program (FMMP). The site is not used for agricultural purposes. The project site has no agricultural zoning and is not in conflict with a Williamson Act contract. The site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The subject property is not located within a national forest or on forest land. As such, the project would have no impact on agricultural or forestry resources.

Mitigation Measures: No mitigation measures are required.

[5] California Department of Conservation, Division of Land Resource Protection, Ventura County Important Farmland 2016, Accessed on January 8, 2020 at ftp://ftp.consrv.ca.gov/pub/Dlrp/FMMP/pdf/2016/ven16.pdf.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Impact Analysis

The project site is located in the South Central Coast Air Basin (the Basin) and is under the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD). Air quality in the Basin is affected by the emission sources located in the region, as well as by three natural factors:

- A natural terrain barrier to emission dispersion north and east of the metropolitan Los Angeles area.
- A dominant on-shore flow transports and disperses air pollution by driving air pollution originating in industrial areas along the coast toward the natural terrain barrier, limiting horizontal dispersion. The effect of this on-shore flow is a gradual degradation of air quality from coastal to inland areas. The greatest impacts can be seen in the San Gabriel Valley and near Riverside at the foot of the San Gabriel Mountains.
- Atmospheric inversions limit dispersion of air pollution on a vertical scale. Temperature typically decreases with altitude. However, under inversion conditions temperature begins to increase at some height above the ground. The temperature increase continues through an unspecified layer after which the temperature change with height returns to standard conditions. The inversion layer is typically very stable and acts as a cap to the vertical dispersions of pollutants.

Sources and health effects of various pollutants regulated by the VCAPCD are shown in **Table III-1, Health Effects of Major Criteria Pollutants.**

Table III-1
Health Effects of Major Criteria Pollutants

Pollutants	Sources	Primary Effects
Particulate Matter (PM-2.5 and PM-10: less than or equal to 2.5 or 10 microns, respectively)	Cars and trucks (especially diesels) Fireplaces, woodstoves Windblown dust from roadways, agriculture and construction	• Hospitalizations for worsened heart diseases • Emergency room visits for asthma • Premature death
Ozone (O_3)	Precursor sources*: motor vehicles, industrial emissions, and consumer products.	• Cough, chest tightness • Difficulty taking a deep breath • Worsened asthma symptoms • Lung inflammation
Carbon Monoxide (CO)	Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves.	• Chest pain in heart patients** • Headaches, nausea** • Reduced mental alertness** • Death at very high levels**
Nitrogen Dioxide (NO_2)	See carbon monoxide sources	• Increased response to allergens
Sulfur Dioxide (SO_2) [1]	Motor vehicles, locomotives, ships, and off-road diesel equipment that are operated with fuels that contain high levels of sulfur. Industrial processes, such as natural gas and petroleum extraction, oil refining, and metal processing.	• Asthma exacerbation. • Increased incidence of pulmonary symptoms and disease, decreased pulmonary function, and increased risk of mortality.***

Source: California Air Resources Board, ARB Fact Sheet: Air Pollution and Health, webpage reviewed December 2, 2009, accessed at https://www.arb.ca.gov/research/health/fs/fs1/fs1.htm on March 19, 2018.

[1] Source (SO_2): California Air Resources Board, Sulfur Dioxide (SO2) and Health, webpage last reviewed January 24, 2018, accessed at https://www.arb.ca.gov/research/aaqs/common-pollutants/so2/so2.htm on April 6, 2020.

*Ozone is not generated directly by these sources. Rather, chemicals emitted by these precursor sources react with sunlight to form ozone in the atmosphere.

**Health effects from CO exposures occur at levels considerably higher than ambient.

*** The elderly and people with cardiovascular disease or chronic lung disease (such as bronchitis or emphysema) are most likely to experience these adverse effects.

Baseline Air Quality

The United States Environmental Protection Agency (USEPA) has set primary national ambient air quality standards (NAAQS) for ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), PM-10, PM-2.5, and lead (Pb). Primary standards are those levels of air quality deemed necessary, with an adequate margin of safety, to protect public health. In addition, the State of California has established health-based ambient air quality standards for these and other pollutants, some of which are more stringent than the federal standards. **Table III-2, Federal and State Ambient Air Quality Standards,** lists the current federal and state standards for regulated pollutants.

Table III-2
Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Standards	California Standards
Ozone (O_3)	1 Hour	-	0.09 ppm
	8 Hour	0.07 ppm	0.07 ppm
Carbon Monoxide (CO)	8 Hour	9.0 ppm	9.0 ppm
	1 Hour	35 ppm	20 ppm
Nitrogen Dioxide (NO_2)	Annual	0.053 ppm	0.030 ppm
	1 Hour	0.10 ppm	0.18 ppm
Sulfur Dioxide (SO_2)	Annual	-	-
	24 Hour	0.14 ppm	0.04 ppm
	1 Hour	0.075 ppm	0.25 ppm
Particulate Matter (PM-10)	Annual	-	20 $\mu g/m^3$
	24 Hour	150 $\mu g/m^3$	50 $\mu g/m^3$
Fine Particulate Matter (PM-2.5)	Annual	12 $\mu g/m^3$	12 $\mu g/m^3$
	24 Hour	35 $\mu g/m^3$	–
Lead	30-Day average	–	1.5 $\mu g/m^3$
	3-Month Average	0.15 $\mu g/m^3$	–

ppm = parts per million
µg/m3 = micrograms per cubic meter
Source: ARB, 2016.

Data on existing air quality in the Ventura County portion of the South Central Coast Air Basin are available from the California Air Resources Board as measured at monitoring locations throughout Ventura County. The monitoring station located closest to and most representative of air quality at the project site is the Thousand Oaks Monitoring Station at 2323 Moorpark Road, approximately 1 mile southeast of the project site. **Table III-3, Ambient Air Quality**, summarizes the annual air quality data from 2016 – 2018 in the local airshed for the criteria pollutants of greatest concern in Ventura County. As the Thousand Oaks Monitoring Station does not report measurements of NO_2 or PM-10, Table III-3 reports measurements for those pollutants measured at the nearest monitoring station reporting such measurements, which is located in Simi Valley at 5400 Cochran Street in Simi Valley, approximately 12 miles northeast of the Project Site.

As shown in Table III-3, ozone concentrations in Thousand Oaks exceeded the 8-hour state standard one day, six days, and one day in 2016, 2017, and 2018, respectively, and did not exceed the 1-hour state standard on any day within those three years. The PM-2.5 levels exceeded the federal standard on one day from 2016 through 2018. The PM-10 concentrations (measured at the Simi Valley Monitoring Station) exceeded federal standards for one day in 2016 and exceeded State standards for four, nine, and six days in 2016, 2017, and 2018, respectively. Measurements of NO_2 from Simi Valley did not exceed standards from 2016 through 2018, and information regarding CO concentrations is not available from any of the monitoring stations in the County as monitoring ceased in 2004 due to the low levels of CO recorded.

Table III-3
Ambient Air Quality

Pollutant	2016	2017	2018
Ozone (O_3)			
Max. 1-Hour Conc. (ppm)	0.080	0.090	0.080
Number of days exceeding State Standard (> 0.09 ppm)	0	0	0
Max. 8-Hour Conc. (ppm)	0.076	0.074	0.073
Number of days exceeding State Standard (> 0.07 ppm)	1	6	1
Number of days exceeding Federal Standard (> 0.075 ppm)	1	0	0
Carbon Monoxide (CO)			
Worst 8 hours (ppm)	N/A	N/A	N/A
Number of days exceeding State/Federal Standard (> 9.0 ppm)	N/A	N/A	N/A
Nitrogen Dioxide (NO_2)			
Max 1-hour Conc. (ppm)	0.039	0.046	0.043
Number of days of State exceedances (>0.18 ppm)	0	0	0
Inhalable Particulates (PM-10)			
Particular Matter > 10 microns, $\mu g/m^3$ Worst 24 Hours	156.3	149.8	107.6
Estimated Number of Days of State exceedances (>50 $\mu g/m^3$)	4	9	6
Estimated Number of Days of Federal exceedances (>150 $\mu g/m^3$)	1	0	0
Ultra-Fine Particulates (PM-2.5)			
Particular Matter < 2.5 microns, $\mu g/m^3$ Worst 24 Hours	35.2	32.0	41.5
Estimated Number of Days of Federal exceedances (>35 $\mu g/m^3$)	0	0	1

Source: California Air Resources Board (ARB), 2016, 2017, 2018 Annual Air Quality Data Summaries available at http://www.arb.ca.gov/adam/topfour/topfour1.php. Measurements reported for Thousand Oaks monitoring station, except for NO_2 and PM-10, which were measured at the Simi Valley monitoring station.
N/A = not measured at local monitoring stations.
Note: California standards for ozone, carbon monoxide, and particulate matter are not to be exceeded. Federal standard for CO not to be exceeded more than once per year. Federal ozone standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM-10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 $\mu g/m^3$ is equal to or less than one. For PM-2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

San Joaquin Valley Fever

San Joaquin Valley Fever (formally known as Coccidioidomycosis) is an infectious disease caused by the fungus *Coccidioides immitis*. Infection is caused by inhalation of *Coccidioides immitis* spores that have become airborne when dry, dusty soil or dirt is disturbed by wind, construction, farming, or other activities. The Valley Fever fungus tends to be found at the base of hillsides, in virgin, undisturbed soil and is found in the southwestern United States. In its primary form, symptoms appear as a mild upper respiratory infection, acute bronchitis, or pneumonia. The most common symptoms are fatigue, cough, chest pain, fever, rash, headache, and joint aches, although 60 percent of people infected are asymptomatic and do not seek medical attention. In the remaining 40 percent, symptoms range from mild to severe.

The VCAPCD indicates that the likelihood that the Valley Fever fungus may be present or be of concern increases with the number of factors listed below that would apply to any given site or project:

- Disturbance of the topsoil of undeveloped land (to a depth of about 12 inches).
- Dry, alkaline, sandy soils.
- Virgin, undisturbed, non-urban areas.

- Windy areas.
- Archaeological resources probable or known to exist in the area (Native American midden sites).
- Special events (fairs, concerts) and motorized activities (motocross track, All Terrain Vehicle activities) on un-vegetated soil (non-grass).
- Non-native population (i.e., out-of-area construction workers).

If a project is determined to represent a significant risk of causing Valley Fever, VCAPCD Guidelines provide recommendations to reduce impacts to below a level of concern, which focus on construction worker protections to prevent respiration of spores, if present.

The project site is an infill location within the City's urban boundary and not at an urban foothill location. The proposed project site is not undisturbed land and has been developed and previously improved with a structure, hardscape, and landscaping for decades, and on-site soils have been routinely irrigated for landscaping maintenance. Although archaeological discovery protocols have been included as regulatory compliance measures, the project site is not a known archaeological resource. The project would not include a special event on un-vegetated soil. It is unknown where the project's construction workers may reside; however, it is likely that they would be from the local population (i.e., southern and central California) where the fungus is endemic, and therefore not as likely to be susceptible to negative effects. The project would be required by Public Works conditions of approval to reduce fugitive dust emissions by spraying water on exposed soils during grading activities, including windy days. With appropriate Public Works conditions, including, but not limited to, dust and rodent control, conducting preconstruction meetings with neighbors, providing contact information if a disturbance occurs, traffic control plan, amongst other measures, the proposed grading will have minimal impact on surrounding properties. As such, the risk factors for the Valley Fever fungus listed above would not apply to this project.

Project Emissions Modeling

Project-related air quality emission data was obtained using the California Emissions Estimator Model (CalEEMod.2016.3.2), a Statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The model was developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts. The output reports produced using CalEEMod are included as **Appendix B-1**.

a. Less than Significant Impact. A significant air quality impact could occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or if the project would represent a substantial hindrance to implementing the policies or obtaining the goals of that plan. The Ventura County Air Pollution Control Board adopted the 2016 Ventura County AQMP on February 14, 2017. The 2016 AQMP presents Ventura County's strategy (including related mandated elements) to attain the 2008 federal 8-hour ozone standard by 2020, as required by the federal Clean Air Act Amendments of 1990 and applicable U.S. EPA clean air regulations, and to satisfy federal Clean Air Act planning requirements as an area designated a serious federal 8-hour ozone nonattainment areas.[6]

The VCAPCD Guidelines state that project consistency with the AQMP can be determined by comparing the actual population growth in the County with the projected growth rates used in the AQMP. However, if there are more recent population forecasts that have been adopted by the Ventura Council of Governments

[6] Ventura County Air Pollution Control District, 2016 Ventura County Air Quality Management Plan, Accessed on July 18, 2018 at: http://www.vcapcd.org/AQMP-2016.htm.

(VCOG) where the total County population is lower than that included in the most recently adopted AQMP population forecasts, lead agencies may use the more recent VCOG forecasts for determining AQMP consistency.

The project proposes to replace an existing building for academic/administrative uses with a new building to provide a similar use and function that would be required to be constructed to current Building Efficiency Standards and Green Building standards (California Code of Regulations Title 24, Parts 6 and 11). The project would not increase student enrollment or employment and would have no effect on population in the region. Therefore, the project would not be inconsistent with population projections, or otherwise conflict with, or hinder implementation of the AQMP. Impacts would be less than significant.

b. Less than Significant Impact. A significant impact may occur if a project adds a considerable cumulative contribution to federal or state nonattainment pollutants. The following evaluation is based on the estimated project emissions output reports produced using CalEEMod, included as **Appendix B-1**.

As stated in the VCAPCD 2003 Ventura County Air Quality Assessment Guidelines (Guidelines), a project that generates daily emissions exceeding 25 pounds of reactive organic compounds (ROG) or nitrogen oxides (NO_X) during operations could be considered to have a significant impact. According to the Guidelines, construction-related emissions of ROG and NO_X are not counted towards the 25-pound per day significance thresholds, since these emissions are temporary. However, projects with construction-related emissions of ROG and NO_X that exceed these quantities should incorporate reduction measures specified in the Guidelines, such as minimizing engine idling, or lengthening the construction schedule to reduce the number of vehicles that would need to operate at the same time.

Construction Emissions Estimates

Construction activities would generate temporary air pollutant emissions associated with fugitive dust from soil disturbance, exhaust emissions from heavy-duty construction vehicles and material delivery trucks, and emissions from application of materials such as asphalt and paints.

The project's maximum daily pollutant emissions from construction activities as estimated by CalEEMod are shown in **Table III-4, Maximum Daily Emissions (Construction)**. VCAPCD Rule 55 requires the implementation of fugitive dust control measures during construction to prevent emissions that would cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which may endanger the comfort, repose, health, or safety of any such person or the public. Rule 55 dust reduction measures include actions such as securing tarps over truckloads of soil material and watering exposed soil surfaces and bulk material stockpiles to minimize fugitive dust. The emission estimates of particulate matter PM-10 and PM-2.5 shown in Table III-4 reflect application of water to exposed soils twice daily to reduce dust emissions during grading activities, which would be required for compliance with Rule 55.

As shown in Table II-4, the project's temporary construction emissions would not exceed VCAPCD numerical thresholds. No mitigation would be required and construction emissions impacts would be less than significant.

Table III-4
Maximum Daily Emissions (Construction)

Construction Year	Maximum Daily Emissions (lbs/day)			
	ROG	NOx	PM-10	PM-2.5
Construction Emissions	22.2	21.4	3.6	2.1
VCAPCD Thresholds [a]	25	25	-	-
Source: CalEEMod.2016.3.2 Output (winter or summer season, whichever is greater), April 23, 2020. Temporary construction emissions are not counted toward VCAPCD significance thresholds; however, reduction measures should be employed if ROG or NO_X exceed 25 lbs/day.				

Operational Emissions

CalEEMod was also used to estimate the project's operational emissions. As the proposed infill project would replace an existing building with a new building for similar use, which would not generate an increase in employment or enrollment at CLU, there would be no net difference in vehicle use, and therefore the Project would result in zero net new mobile source emissions, as shown in the CalEEMod output sheets provided in Appendix B-1. **Table III-5, Project-Related Operational Emissions,** shows the estimated total emissions for the proposed new building from energy sources such as offsite electricity generation,[7] and area sources, such as use of consumer products and landscaping equipment. These emissions would be substantially offset by the removal of the existing building, which currently generates such emissions. However, for a conservative evaluation, the estimated operational energy (electricity) and area source emissions do not reflect any credit for removal of existing uses, and therefore, the actual net increase resulting from the project would be even lower than those shown in Table III-5. To determine whether a regional air quality impact would occur, the operational emissions were compared to the VCAPCD's recommended regional thresholds for operational emissions. As shown in Table III-5, the project's total emissions would not exceed VCAPCD thresholds of significance, and impacts would be less than significant.

Table III-5
Project-Related Operational Emissions

Emissions Sources	Emissions (lbs/day)				
	ROG	NOx	CO	PM-10	PM-2.5
Area	0.79	<0.01	<0.01	<0.01	<0.01
Energy	<0.01	<0.01	<0.01	<0.01	<0.01
Mobile Sources	<0.01	<0.01	<0.01	<0.01	<0.01
Total	**0.79**	**<0.01**	**<0.01**	**<0.01**	**<0.01**
VCAPCD Threshold	*25*	*25*	*N/A*	*N/A*	*N/A*
Threshold Exceeded?	**No**	**No**	**N/A**	**N/A**	**N/A**
Source: CalEEMod.2016.3.2 Output (winter or summer season, whichever is greater), April 23, 2020.					

Mitigation Measures: No mitigation measures are required.

[7] The project would have no connection to natural gas infrastructure and would generate no emissions associated with natural gas use.

c. Less than Significant Impact. The proposed project could have a significant impact if it would expose sensitive receptors to substantial pollutant concentrations, such as creating a human health hazard by exposing sensitive receptors to toxic air emissions. Sensitive receptors are those most susceptible to respiratory distress, such as children under 14, elderly over 65, persons engaged in strenuous work or exercise, and people with cardiovascular and chronic respiratory diseases. The project site is located within the interior of the existing CLU campus. Sensitive receptors in the vicinity include student residence halls, as well as residential developments adjacent to the campus grounds.

Exhaust particulates emitted from diesel powered equipment contains carcinogenic compounds, or toxic air contaminants (TACs). As the proposed academic building would not generate a substantial quantity of diesel truck trips during operations, any measurable diesel TAC emissions from the project would occur for only a brief period during construction activities that would require onsite use of heavy-duty equipment. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe rather than a relatively brief construction period, due to the lack of health risk associated with such a brief exposure. As such, potential impacts of the project due to emissions of toxic air contaminants would be less than significant.

Areas with high vehicle density, such as congested intersections, have the potential to create high concentrations of CO, known as CO hotspots. A project's localized air quality impact is considered significant if CO emissions create a hotspot where either the California one-hour standard of 20 ppm or the federal and state eight-hour standard of 9.0 ppm is exceeded. This typically occurs at severely congested intersections (level of service [LOS] E or worse). The project would not generate additional vehicle use long-term, and therefore, would not substantially contribute to any increase in intersection congestion or CO hotspot, and the Project's potential to expose sensitive receptors to substantial pollutant concentrations would be less than significant.

Mitigation Measures: No mitigation measures are required.

.

d. Less than Significant Impact. The proposed project could have a significant impact if it would create objectionable odors affecting a substantial number of people. Odors can cause a variety of responses, depending on factors such as frequency (how often), intensity (strength), duration (in time), offensiveness (unpleasantness), location, and sensory perception. Land uses commonly associated with substantial odor impacts include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Academic use buildings are generally not considered to generate objectionable odor impacts that affect a substantial number of people. Additionally, the Project would replace an existing structure with a new structure with a similar use, and therefore, the potential for odor generation would not substantially differ from the existing conditions, and impacts would be less than significant.

During construction, activities such as paving and painting can generate odors that may be perceptible offsite; however, such odors would be temporary and would not be considered to be a significant impact. Therefore, the project would not result in a significant odor impact.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒

Impact Analysis

This analysis is based upon a site visit by an Envicom biologist[8] and literature search, and review of aerial photography as well as City and applicant provided project materials (**Appendix C-1**). The applicant's Oak Tree Report[9] (**Appendix C-2**), reviewed and approved by the City was also utilized in this analysis.

a. Less than Significant Impact. A significant impact may occur if the project would result in a substantial adverse effect on any species identified as a candidate, sensitive or special-status species in local

[8] Site visit by David West, Envicom Biologist, February 19, 2020.
[9] Kay J. Greeley, Board Certified Master Arborist WE-1140B, Oak and Landmark Tree Report, May 17, 2019.

or regional plans. The previously disturbed project site consists of existing buildings, landscaping, and concrete hardscape on urban/disturbed or built-up land.

Records of documented occurrences of state or federal endangered species identified in the Endangered Species Acts, as well as certain species of special concern designated by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS), have been inventoried in the California Natural Diversity Database (CNDDB), which is maintained by the CDFW. The CNDDB was queried for the nine U.S. Geological Survey (USGS) 7.5-minute quadrangle regions containing and around the project site (Santa Paula, Moorpark, Simi, Camarillo, Newbury Park, Thousand Oaks, Point Mugu, Triunfo Pass, and Point Dume). The CNDDB, as well as California Native Plant Society (CNPS), literature search results are provided in **Appendix C-1**. The site does not provide habitat for any of the species identified in the query results, and no adverse effect on any species is anticipated. The project would result in no impact on candidate, sensitive, or special-status species in local or regional plans, policies, or regulations by the CDFW or USFWS.

Ground and vegetation disturbing activities if conducted during the nesting bird season (February 1 to August 31) would have the potential to result in removal or disturbance to vegetation that could contain active bird nests. Nesting birds may be disturbed by project-related noise, lighting, dust, and human activities, which could result in nesting failure and the loss of eggs or nestlings. Project activities resulting in the loss of bird nests, eggs, and young, could violate California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA), whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. The loss of protected bird nests, eggs, or young due to project activities would be a potentially significant impact. Therefore, implementation of regulatory compliance measure **BIO-1**, requiring nesting bird surveys if project activities cannot feasibly avoid the breeding bird season, would reduce potentially significant impacts to less than significant.

Regulatory Compliance Measures:

RM BIO-1 Habitat Modification (Nesting Birds)

- The project will result in the removal of vegetation, structures, and substrates and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which runs from February 1 - August 31 to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning 30 days prior to the disturbance of suitable nesting habitat, the applicant shall:
    a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist

with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of clearance/construction work.

b. If an active nest of a protected bird is found, clearing and construction within 300 feet of the nest (or within a suitable buffer as determined by a qualified biological monitor), shall be postponed until the nest is vacated, juveniles have fledged and there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

c. The applicant shall record the results of the protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Mitigation Measures: No mitigation measures are required.

b. No Impact. A significant impact may occur if the project would have a significant adverse effect on any sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS.

The project site and surrounding campus are located within a previously developed and urbanized area, and the project site does not include any natural communities such as riparian habitat, coastal sage scrub, oak woodlands, or wetlands. The project site is developed with an existing structure and landscaping, including a turf lawn and ornamental plantings. The site is also surrounded by more developed University campus, and then by existing urban development. Therefore, the project would have no impact on sensitive natural communities.

Mitigation Measures: No mitigation measures are required.

c. No Impact. A significant impact may occur if the project has a substantial adverse effect on federally protected wetlands or waters of the U.S. The site is relatively level and does not contain known waters or wetlands; further none are located nearby. The USFWS National Wetlands Mapper shows no natural wetlands are located within the project site,[10] and none were observed onsite or in aerial imagery. As the project site is urbanized and not located within any natural wetlands marshes, vernal pools, or waters of the U.S., the project would not remove or otherwise impair such areas and would therefore result in no impact.

Mitigation Measures: No mitigation measures are required.

d. Less than Significant Impact. A significant impact may occur if the project would substantially interfere with the movement of any native resident or migratory fish or wildlife species with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. A wildlife corridor contains physical connections that allow wildlife to move between areas of suitable habitat in both undisturbed landscapes and landscapes fragmented by urban development. The campus is not within an area identified as important to wildlife movement, such as a regional-scale habitat linkage or a wildlife movement corridor. As the site is not located within a wildlife corridor and the project would not substantially interfere with migratory corridors or impede wildlife movement and thus would have a less than significant impact on native resident wildlife movement. Furthermore, develop will occur only on

[10] USFWS National Wetlands Mapper – Accessed on February 18, 2020 at https://www.fws.gov/wetlands/data/mapper.HTML.

previously developed property within the existing CLU campus, thus, no new developed space is being created.

Mitigation Measures: No mitigation measures are required.

e. Less than Significant Impact. A significant adverse effect could occur if a project were to cause an impact that is inconsistent with local regulations pertaining to biological resources, such as the City Protected[11] and Heritage[12] Tree Ordinances ("Tree Ordinances"). The Tree Ordinances regulate tree protections, removal permitting, and replacements as applicable. The Tree Ordinances define a Protected Tree as all species of oak (*Quercus* spp.) over 2 inches in diameter, as well as southern California black walnut (*Juglans californica var. californica*), western sycamore (*Platanus racemosa*), toyon (*Heteromeles arbutifolia*), and California bay (*Umbellularia californica*) trees that meet certain size criteria.

Based on the Oak and Landmark Tree Report ("Tree Report") prepared by Kay J. Greeley, Board Certified Master Arborist, dated May 17, 2019, provided in Appendix C-2, three (3) protected trees were identified and tagged within the vicinity of the project, including one (1) California sycamore and two (2) coast live oak trees. While none of the trees would be removed by the project, all three would suffer encroachment into their protected zones. This encroachment constitutes a potentially significant impact to locally protected trees that would be subject to regulatory measures. A map showing tree locations is provided in the Tree Report in Appendix C-2. Regulatory compliance measure **BIO-2** would reduce impacts from removal of non-protected trees to less than significant by adhering to the construction methods, construction monitoring, and post-construction monitoring recommendations made in the Tree Report. With regulatory compliance, no further mitigation measures would be required.

Regulatory Compliance Measures:

RM BIO-2 Monitoring of Protected Tree Encroachments

Impacts to Protected Trees may occur as a result of encroachment into their protected zones. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- All work conducted within the protected zone of a protected oak or landmark tree should be performed within the presence of a qualified arborist. This work will also require a permit from the City of Thousand Oaks. This will help to ensure that work is performed in a manner that will not harm the tree.
- A minimum of 48 hours' notice should be provided to the project arborist prior to the planned start of work. This notification must also be provided to the City of Thousand Oaks. The notice will ensure that the project receives the highest possible scheduling priority and avoid delays.
- All work should be accomplished with the use of hand tools only. Except under special circumstances, tractors, backhoes and other vehicles cannot be operated in a manner that will preserve major tree roots, minimize soil compaction, and ensure the safety of both the vehicle operator and the tree.
- All work conducted within the protected zone should be certified by the project arborist. For work performed under a permit, this may be a requirement of the City of Thousand Oaks.

[11] City of Thousand Oaks Oak Tree Ordinance (No. 937-NS), TOMC, Title 9, Chapter 4, Article 42.
[12] City of Thousand Oaks Heritage Tree Ordinance (No. 1217-NS), TOMC, Title 9, Chapter 4, Article 43.

- To protect trees within the vicinity of major construction, trees should be temporarily fenced at the edge of the protected zone prior to the beginning of construction operations on a site. The fence should be constructed of chain link material, a minimum of 5 feet in height. The project arborist should be contacted to develop a fencing plan, generally required by the City of Thousand Oaks. The fence may be removed at the completion of the construction upon approval by the City.
- Trees should be inspected on a periodic basis by a qualified arborist. The inspection basis should be determined by the relative hazard value of the tree. For example, trees surrounding a high-use business should be inspected on a quarterly basis, whereas trees located within a low-use open space might only require bi-annual inspection. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule upon the recommendation provided by the qualified arborist.

Mitigation Measures: No mitigation measures are required.

f. No Impact. A significant impact would occur if the project would be inconsistent with mapping or policies of an adopted or approved conservation plan. The site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plan; therefore, the project would have no impact.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in significance of a historical resource pursuant in CEQA Section 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to CEQA Section 15064.5?	☐	☐	☒	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Impact Analysis

This analysis is based on a Cultural Resource Phase I Assessment[13] of the project site prepared by Envicom Corporation that included a record search from the South Central Coastal Information Center (SCCIC) and California Native American Heritage Commission (NAHC) (April 13, 2020, **Appendix D**), a review of historic maps and aerial images, and a pedestrian survey of the subject property.

a. No Impact. A project would have a significant impact if it would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5, which defines criteria for historical resources. The Cultural Resources Phase I Assessment involved a SCCIC record search of the subject property plus a 0.25-mile radius surrounding the subject property (combined, the "study area"). The results of the SCCIC record search found no previously identified cultural resources within the boundaries of the subject property. The SCCIC identified one cultural resource report (VN-02098) that involved the project development footprint. Examination of this report, entitled "Phase I Archaeological Survey of the California Lutheran University Master Plan Study Area, Thousand Oaks, Ventura County, California," by W & S Consultants of Simi Valley, did not find any cultural resources within their study area. No additional cultural resource reports dealt with either the development footprint or the 0.25-mile portion of the project study area.

On January 10, 2020, Envicom performed a pedestrian survey of the previously disturbed, developed and landscaped site. The findings were negative for cultural resources. However, since asphalt covers most of the surface, the observed findings should not be considered representative of subsurface deposits. Examination of the historic USGS maps, historic satellite image database, and the historic aerial photo databases were potentially positive for older historic cultural resources within the project property and surrounding region. Triunfo Pass USGS maps indicate some development of buildings and roads in the local area, and residential development within the project property. The 1943 Triunfo Pass USGS map shows even more development of residential buildings and unimproved roads in the property and surrounding region. Examination of historic Google Earth satellite images shows the local area and developed project site from 1989 to current with limited changes. The review of historic maps, satellite images, and aerial images indicated that the project property could contain historic cultural resources dating to prior to the 1940s, which is considered to be a more significant historic time period for the development of Southern California. The oldest historic maps and aerial images were, therefore, positive for potential

[13] Envicom Corporation, Cultural Resources Phase I Assessment for CLU Management Building, April 13, 2020.

older historic resources within the project development footprint. However, the past disturbance for the existing development and landscaping limit the chance of finding remnant material or features, and the new development proposed at the same location. Further, Nygreen Hall was constructed in 1973, which is below the 50-year threshold for a cultural resource. Therefore, the project would result in no impact on a historical resource as defined in CEQA Section 15064.5 with the archaeological monitoring and archaeological discovery protocol.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. A significant impact may occur if grading or excavation activities associated with a project would disturb archaeological resources that presently exist within the project site. Section 15064.5 of the CEQA Guidelines defines criteria for determining the significance of cultural resources.

A pedestrian survey of the site on January 10, 2020, was negative for archaeological resources on the ground surface. Envicom received the records search results from the SCCIC that identified no previously identified cultural resources were reported within the project property. Similarly, the results from the NAHC record search were received on January 21, 2020 with negative findings. Findings were, therefore, negative for cultural resources within the project property. However, since asphalt covers most of the surface, the observed findings should not be considered representative of subsurface deposits. While there are no known prehistoric archaeological resources on the project site, unknown historic or prehistoric archaeological resources may be unexpectedly encountered during ground disturbing activities.

In accordance with the federal, State, and local guidelines, including those set forth in the California Public Resources Code (PRC) Section 21083.2, if archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find. These regulatory requirements prohibit personnel from collecting or moving any archaeological materials and associated materials discovered during excavation, grading, or construction activities. Construction activity may continue unimpeded on other portions of the project site. PRC Section 21083.2 requires found deposits to be treated in accordance with federal, state, and local regulations. Regulatory compliance measure **CUL-1** establishes a discovery protocol if potentially significant intact deposits are encountered during excavation. Implementation of regulatory measure CUL-1, which requires protective protocols be enacted if significant archaeological materials are recovered in native original context, would assure impacts to potentially present archaeological resources would remain less than significant.

Regulatory Compliance Measures:

RM CUL-1 Archaeological Discovery Protocol

If potentially significant intact deposits are encountered that are within an undisturbed context, then a cultural resource "discovery" protocol will be followed, which will be developed prior to project grading.

If significant archaeological materials are recovered in native original context, 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 a senior archaeologist (not the field monitor) confirms that the discovery is potentially significant, then the Lead Agency will be contacted and informed of the discovery.

Construction will not resume in the locality of the discovery until consultation between the senior archaeologist, the owner's Project Manager, the CEQA lead agency, and all other concerned parties, takes place and reaches a conclusion approved by the CEQA lead agency. If a significant resource is discovered during earth-moving, complete avoidance of the find is preferred. However, if the discovery cannot be avoided, further survey work, evaluation tasks, or data recovery of the significant resource may be required by the CEQA lead agency. The CEQA lead agency may also require changes to the Monitoring Plan, based on the discovery, such as the adding of Native American monitors, if prehistoric material is encountered.

All costs for the additional monitoring, discovery assessment, discovery evaluation, or data recovery of will be the responsibility of the applicant, within the cost parameters outlined under CEQA. All individual reports, including the final project Monitoring Report, will be submitted to the SCCIC at the conclusion of the project.

Mitigation Measures: No mitigation measures are required.

c. Less than Significant Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. The results of the SCCIC, and NAHC record searches were negative for cultural resources within the project property and within the study area. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project site area, there is a possibility that human remains can be unexpectedly encountered during ground disturbing activities. If human remains are encountered unexpectedly during ground disturbing activities, regulatory requirements specified in State Health and Safety Code Section 7050.5 require that no further disturbance occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If human remains of Native American origin are discovered during construction, compliance with state laws, which fall within the jurisdiction of the NAHC (PRC Section 5097) relating to the disposition of Native American burials must be adhered to. Based on the ground disturbance history of the project site, the infill project location, and the proposed depth of excavation, the inadvertent discovery of human remains is not reasonably expected but remains a possibility during ground disturbances. Regulatory compliance measure **CUL-2** establishes a discovery protocol for inadvertent discovery of human remains. With implementation of regulatory measure CUL-2, no mitigation measures would be required, and impacts with regard to the inadvertent discovery of human remains would be less than significant.

Regulatory Compliance Measures:

RM CUL-2 Inadvertent Discovery of Human Remains

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 City and the property owner.

If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (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 Agency and a qualified archaeologist shall also establish additional appropriate mitigation measures for further

site development, which may include additional archaeological and Native American monitoring or subsurface testing.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. ENERGY				
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Impact Analysis

The following analysis is primarily based on CalEEMod 2016.3.2 output sheets dated April 23, 2020, provided in Appendix B-1. A Construction Fuel Consumption Worksheet is provided **Appendix B-2**.

a. Less than Significant Impact. A significant impact would occur if the project would result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

Construction

During construction, the project would use heavy-duty equipment associated with demolition, site preparation, grading, paving, architectural coating and building construction. Construction equipment used on the site would include excavators, graders, dozers, scrapers, air compressors, cranes, forklifts, generators, welders, rollers, pavers, and tractors equipped with front end loaders and backhoes, the majority of which would be diesel-fueled. Construction also involves off-site vehicle use for delivery of construction materials, as well as for construction worker transportation.

The California Code of Regulations (CCR), requires drivers of diesel-fueled commercial motor vehicles with gross vehicle weight ratings greater than 10,000 pounds not to idle the vehicle's primary diesel engine longer than five minutes at any location.[14] Compliance with this regulation would reduce the potential for inefficient use of, or unnecessary consumption of energy from diesel fuel.

According to carbon dioxide (CO_2) emission factors for transportation fuels published by the U.S. Energy Information Administration,[15] burning one gallon of diesel fuel generates approximately 22.4 pounds of CO_2 and burning one gallon of petroleum-based gasoline produces approximately 19.6 pounds of CO_2. Based on these emissions factors and the project's total construction-related CO_2 emissions, project consumption of diesel and petroleum-based gasoline during construction was calculated and shown in **Table VI-1, Total Fuel Consumption During Project Construction**. The calculations are shown in a Construction Fuel Consumption Worksheet provided in Appendix B-2.

[14] California Code of Regulations, Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.
[15] Ibid.

Table VI-1
Total Fuel Consumption During Project Construction

Energy Type	Total MT CO_2	Total CO_2 pounds [a]	CO_2 emission factors	Total Gallons Consumed
Total Diesel	369.9	815,490	22.4	**36,406**
Total Gasoline	15.7	34,613	19.6	**1,766**

Source: CalEEMod Outputs, CLU Management Building Project Fuel Consumption by Construction Phase Worksheet, Appendix B-2.
[a] 1 MT = 2,204.62 lbs. (approx.)

As shown in Table VI-1, based on the U.S. Energy Information Administration fuel consumption factors, and the project's estimated total CO_2 emissions presented in the CalEEMod output sheets, it is estimated that the project's construction activities would consume a total of approximately 36,406 gallons of diesel fuel and approximately 1,766 gallons of gasoline. In 2015, 15.1 billion gallons of gasoline were sold in California,[16] and 4.2 billion gallons of diesel, including off-road diesel, was sold in California.[17] As such, the use of construction equipment, transportation of materials, and workers necessary for project construction would not represent a substantial proportion of annual gasoline or diesel fuel use in California.

Adherence to CCR Section 2485 and California Air Resources Board anti-idling regulations for off-road diesel-fueled fleets would reduce the potential for wasteful use of energy by construction equipment. Due to the temporary duration of construction, and the necessity of fuel consumption inherent in construction projects, fuel consumption would not be excessive or substantial with respect to fuel supplies. The energy demands associated with fuel consumption during construction would be typical of projects of this size and would not necessitate additional energy facilities or distribution infrastructure or cause wasteful, inefficient or unnecessary consumption of energy. Therefore, project construction would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, impacts would be less than significant.

Operations

The proposed project would replace an existing structure for academic use with a new structure for similar use, and would not increase CLU enrollment, employment, or vehicle use. Therefore, no change in consumption of transportation fuels such as gasoline would result from implementation of the project.

The new structure would not be connected to natural gas supply infrastructure, and therefore no increase in consumption of natural gas supplies would result from implementation of the project.

The proposed project would be provided electricity by Southern California Edison (SCE). As estimated by CalEEMod, the proposed project's total electricity demand would be approximately 351,617 kWh/year, which would be mostly offset by the increased energy efficiency of the new building constructed to more energy efficient codes and removal of an existing 8,434 sf academic building that consumes electricity supplies, resulting in a smaller net change in consumption over existing conditions.

[16] California Energy Commission, California Gasoline Data, Facts, and Statistics, Accessed March 19, 2020 at: https://ww2.energy.ca.gov/almanac/transportation_data/gasoline/.
[17] California Energy Commission, Diesel Fuel Data, Facts, and Statistics, Accessed March 19, 2020 at: https://ww2.energy.ca.gov/almanac/transportation_data/diesel.html.

SCE provides electricity service to more than 15 million people in a 50,000 square-mile area of central, coastal and Southern California.[18] In 2018, SCE provided 85,275 millions of kWh of electricity throughout the service area.[19] The project's total electricity demand would represent approximately 0.0004 percent of the electricity supplied by SCE in 2018, which would be a negligible portion of overall supplies provided by SCE.

The project would be required to comply with the applicable California Code of Regulations Title 24 Parts 6 and 11, for Building Efficiency Standards and the Green Building Standards Code, respectively, which establish planning and design standards for sustainable site development, energy efficiency, water conservation, and material conservation. By required compliance with applicable regulations, the proposed structure would not result in wasteful or inefficient use of electricity energy supplies. Additionally, the project would not result in a net increase in use of transportation fuels or natural gas supplies during operations, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact may occur if the project would conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

The City Building Division reviews project site plans to verify compliance with applicable local and state codes prior to issuing a building permit. The project would be subject to this regulatory requirement, to ensure consistency with applicable California Code of Regulations Title 24 Parts 6 and 11, for Building Efficiency Standards and the Green Building Standards Code, respectively, which establish planning and design standards for sustainable site development, energy efficiency, water conservation, and material conservation. As the project would be required to be built to the energy efficiency codes in effect at the time of construction, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[18] Southern California Edison, Our Service Territory, Accessed at https://www.sce.com/about-us/who-we-are/leadership/our-service-territory, on March 20, 2020.

[19] California Energy Commission, Electricity Consumption By Entity, Accessed at http://www.ecdms.energy.ca.gov/elecbyutil.aspx on March 30, 2020.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. GEOLOGY AND SOILS.				
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geological features?	☐	☐	☒	☐

Impact Analysis

This analysis is based largely on a Geotechnical Investigation[20] report dated April 29, 2019 and prepared by Geolabs Westlake Village (provided in **Appendix E**).

[20] Geolabs Westlake Village, Foundation and Soils Engineering, Geology, Geotechnical Investigation Proposed Steven D. Dorfman Center, South Campus, California Lutheran University, City of Thousand Oaks, California, April 29, 2019.

a. i. Less than Significant Impact. A significant impact may occur if the project would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

According to the City of Thousand Oaks General Plan Safety Element, there are no state-designated Alquist-Priolo Earthquake Fault Zones or active faults within the City.[21] In addition, the Safety Element shows that the project site is not on or near either of the potentially active faults within the City: the Sycamore Canyon and Boney Mountain faults. Therefore, the potential for surface rupture due to faulting is low. However, the project site is within the seismically active southern California region and could experience ground shaking in the event of a nearby earthquake. According to the Geotechnical Investigation for the project, the closest fault systems are the Santa Rosa Valley Fault Zone and the Simi-Santa Rosa Fault, of which the closest surface traces are located approximately 1.5 miles to the northwest of the property and approximately 2.2 miles to north/northwest of the property, respectively.[22] As the potential for surface rupture of a known earthquake fault is low, and the City will require the construction to meet the latest building codes, the project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

a. ii. Less than Significant Impact. A significant impact may occur if the project would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking. As with all of southern California, the site is in a seismically active area and has experienced historic earthquakes from various regional faults. According to Geotechnical Investigation, the project is located approximately 1.5 miles from the Santa Rosa Valley Fault trace and approximately 2.2 miles from the Simi-Santa Rosa Fault trace.[23] Both of these faults are considered to have been active within Holocene time (the last 11,000 years) and have potential for surface rupture.[24] The site is not located within an Alquist-Priolo Earthquake Zone.[25] The Geotechnical report states that because the project site does not contain known active or potentially active faults and is not within an earthquake fault zone, the potential for fault rupture throughout the site is considered very low, however the site may be subject to strong ground shaking during potential seismic activity from nearby faults. Hazards associated with ground shaking can be reduced if the proposed structures are designed and constructed in conformance with current building codes and engineering practices. Design and code compliance to be confirmed by the City Department of Building and Safety at plan check would ensure the project implements the recommendations provided in the Geotechnical Investigation, reducing potential seismic ground shaking impacts to less than significant.

Mitigation Measure: No mitigation measures are required.

a. iii. Less than Significant Impact. A significant impact may occur if the project would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving seismic-related ground failure, including liquefaction.

[21] City of Thousand Oaks, General Plan Safety Element Accessed on February 12, 2020 at: https://www.toaks.org/departments/community-development/planning/general-plan/.
[22] Geolabs Westlake Village, Geotechnical Investigation, Proposed Steven D. Dorfman Center, South Campus, April 29, 2019.
[23] Ibid.
[24] Ibid.
[25] City of Thousand Oaks, General Plan Safety Element Accessed on February 12, 2020 at: https://www.toaks.org/departments/community-development/planning/general-plan/.

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Liquefaction factors include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied soil layers due to rapid increases in pore water pressure generated by earthquake accelerations. As shown in the City's General Plan Safety element, the project site is not located within a liquefaction zone.[26] According to the Geotechnical Investigation for the project, the soils on the project site are very stiff and cohesive (i.e., clayey) and therefore have low potential for liquefaction.[27]

Due to the project's location in a seismically active area, like all of southern California, the project would require review through the plan check process to ensure project compliance with applicable building code requirements. Therefore, with regulatory compliance, impacts to seismic-related ground failure would be less than significant.

Mitigation Measures: No mitigation measures are required.

a. iv. No Impact. A significant impact may occur if the project would directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving landslides.

As shown in the City's General Plan Safety element, the project site is not located within a landslide area.[28] The topography at the currently developed site and its vicinity is relatively level. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. The nearest landslide zones are approximately 0.5 miles to the northwest and approximately 0.8 miles to the north.[29] Given the site characteristics, and considering that the project site is already developed with an existing academic building and the project would not increase students, faculty or staff, risk exposure to occupants would not increase as a result of the project. Therefore, there would be no impacts related to landslides.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact may occur if the project would result in substantial soil erosion or the loss of topsoil.

The project site is already developed and most of the project site would be paved, thus reducing potential for significant erosion. Therefore, erosion impacts during operations would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. Less than Significant Impact. A significant impact may occur if the project is built on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

The site topography is relatively level and has already been graded for the construction of the existing academic building, which was built in 1973. As shown in the City's General Plan Safety element, the project

[26] Ibid.
[27] Geolabs Westlake Village, Geotechnical Investigation, Proposed Steven D. Dorfman Center, South Campus, April 29, 2019.
[28] City of Thousand Oaks, General Plan Safety Element, Figure 5: Landslide Hazard Areas. Accessed on February 12, 2020 at: https://www.toaks.org/departments/. community-development/planning/general-plan/.
[29] California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Accessed on February 12, 2020 at: https://maps.conservation.ca.gov/cgs/EQZApp/app/.

site is not located within a landslide hazard area or liquefaction zone.[30] Therefore, the potential for slope stability hazards to adversely affect the proposed development is considered low. Lateral spreading on the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place towards a free face (i.e. retaining wall, slope or channel) and to less extent on ground surfaces with a very gently slope. Due to the lack of liquefiable soil, as stated in the Geotechnical Investigation for the project, lateral spreading is not likely to occur. Subsidence occurs when a large portion of the land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. The site is not located within an area of known ground subsidence and there is no extraction of groundwater, gas, oil, or geothermal energy is proposed. The Geotechnical Investigation also found that the project site has low potential for settlement due to seismic ground shaking or hydroconsolidation. Therefore, there is little to no potential for unstable soil at the project site, and with regulatory compliance to be confirmed during plan check, project impacts related to site stability would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Less than Significant Impact. A significant impact may occur if the project is located on expansive soil, creating substantial direct or indirect risks to life or property. Expansive soils contain high amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. On-site soils may also possess high expansion potential based on the City's General Plan Safety Element.[31] The Geotechnical Investigation conveys the results of laboratory testing, which showed that on-site soils have a high expansion index and makes recommendations accordingly. With implementation of the recommendations of the Geotechnical Investigation, to be confirmed by the City during plan check, the project would have a less than significant impact with mitigation regarding expansive soils.

Mitigation Measures: No mitigation measures are required.

e. No Impact. A significant impact may occur if the project site contains soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The City of Thousand Oaks currently serves the wastewater needs of project site and would serve the project. Wastewater would continue to be conveyed to the Hill Canyon Treatment Plant for treatment. No septic tanks or alternative onsite wastewater disposal systems are proposed for the project. Further, the Public Works Department will review project plans to assure they provide appropriate sewer infrastructure/hook-ups for the project. Therefore, the project would have no impact regarding this issue.

Mitigation Measures: No mitigation measures are required.

f. Less than Significant Impact. Paleontological resources are fossilized remains of organisms from the geologic past and the accompanying geologic strata. The potential for fossils depends on the rock type exposed at the surface. Sedimentary rocks contain the bulk of fossils in the City, although metamorphic rocks may also contain fossils. The project site has been previously graded for the construction of the existing academic building, but the project would potentially require deeper excavation.

The NHM confirmed the project site is near areas considered sensitive for paleontological resources and recommended monitoring of substantial extractions [e.g., excavated soil of greater than ten (10) feet] within

[30] City of Thousand Oaks, General Plan Safety Element, Figure 4: Liquefaction Area and Figure 5: Landslide Hazard Areas. Accessed on February 12, 2020 at: https://www.toaks.org/departments/.

[31] City of Thousand Oaks, General Plan Safety Element, Figure 6: Expansive Soils. Accessed on February 12, 2020 at: https://www.toaks.org/departments/community-development/planning/general-plan/.

the subject property. Based on the NHM report, the Cultural Resource Phase I Assessment concluded the project area is sensitive for paleontological resources. While the project plans and geology report (Appendix E) show the maximum depth of excavation to be nine (9) feet below grade, as precaution should minor modifications in grading plans require additional excavation ,regulatory compliance measure **PAL-1** is provided, which establishes a discovery protocol in the event paleontological resources are encountered, and requires paleontological monitoring where project excavation is below 10-feet in depth. Regulatory compliance specified in PAL-1 would reduce potential paleontological resources impacts to less than significant.

Regulatory Compliance Measures:

PAL-1 Paleontological Discovery Protocol

If potentially significant intact deposits are encountered that are within an undisturbed context, then a fossil "discovery" protocol will be followed, which will be developed prior to project grading. If project excavation is below 10-feet in depth, then a paleontological monitor should be on site to watch for fossil resources. Such monitoring will be outlined in the "discovery" protocol, developed prior to grading.

If significant prehistoric or larger fossil materials are recovered in native original context, 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 or paleontologist can evaluate the nature and/or significance of the find(s). If a senior archaeologist or paleontologist (not the field monitor) confirms that the discovery is potentially significant, then the Lead Agency will be contacted and informed of the discovery.

Construction will not resume in the locality of the discovery until consultation between the senior archaeologist or paleontologist, the owner's Project Manager, the CEQA lead agency, and all other concerned parties, takes place and reaches a conclusion approved by the CEQA lead agency. If a significant resource is discovered during earth-moving, complete avoidance of the find is preferred. However, if the discovery cannot be avoided, further survey work, evaluation tasks, or data recovery of the significant resource may be required by the CEQA lead agency. The CEQA lead agency may also require changes to the Monitoring Plan, based on the discovery, if fossil material is encountered.

All costs for the additional monitoring, discovery assessment, discovery evaluation, or data recovery of will be the responsibility of the applicant, within the cost parameters outlined under CEQA. All individual reports, including the final project Monitoring Report, will be submitted to the NHM at the conclusion of the project.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Impact Analysis

Greenhouse gases (GHGs) can contribute to an increase in the temperature of the earth's atmosphere by absorbing infrared radiation transmitted by the sun, thereby trapping and retaining heat within the atmosphere. Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans over an extended period of time, as well as other associated changes in climate, such as substantial variations in wind patterns, precipitation, and the frequency and/or strength of storms.

The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. The CEQA Guidelines define the following as GHGs: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), and hydrofluorocarbons (HFCs). Each GHG differs in its mass and ability to trap heat within the atmosphere based on factors such as capacity to directly absorb radiation, length of time in the atmosphere, and chemical transformations that create new GHGs. Because the warming potential of each GHG differs, GHG emissions are typically expressed in terms of carbon dioxide equivalents (CO_2e), providing a common expression for the combined volume and warming potential of the GHGs generated by an emitter. Total GHG emissions from individual sources are generally reported in metric tons (MT) and expressed as metric tons of carbon dioxide equivalents ($MTCO_2e$).

State Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, established mandatory provisions and GHG reduction targets within specified time frames, including a requirement that California's GHG emissions be reduced to 1990 levels by 2020. State Senate Bill (SB) 97 required the CEQA Guidelines be updated to include guidance for evaluation of GHG emissions impacts. Executive Order S-3-05 aims to reduce statewide GHG emissions to 80 percent below 1990 levels by 2050. On September 8, 2016, the governor signed Senate Bill 32 (SB 32) into law, extending AB 32 by requiring the State to further reduce GHGs to 40 percent below 1990 levels by 2030.

On December 14, 2017, the California Air Resources Board ("CARB" or "ARB") adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, as well as implementation of recently adopted policies and policies. The 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of six $MTCO_2e$ by 2030 and two $MTCO_2e$ by 2050.[32] As stated in the 2017 Scoping Plan, these goals may be

[32] California Air Resources Board. California's 2017 Climate Change Scoping Plan. December 14, 2017. Available at: https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in the State.

Given that Ventura County is adjacent to the Southern California Air Quality Management District (SCAQMD) jurisdiction, and is part of the Southern California Association of Governments (SCAG) region, the VCAPCD recommends use of GHG emission thresholds of significance for land use development projects at levels consistent with those set by the SCAQMD.[33] The SCAQMD CEQA Greenhouse Gas Significance Threshold working group recommended a tiered set of thresholds for Greenhouse Gas significance adopted for projects where SCAQMD is the lead agency,[34] which relied in part on a previous CARB "white paper" guidance[35] for developing a project-level numeric GHG emissions threshold that included a concept of capturing approximately 90 percent of emissions in a particular sector.

As there is no locally-adopted GHG significance thresholds or a Climate Action Plan for GHG reduction, that would apply to the proposed project, the recommended tiered thresholds from the SCAQMD CEQA Greenhouse Gas Significance Threshold working group are used, which includes a recommended significance threshold of 3,000 $MTCO_2e$/year for all non-industrial projects.

a. Less than Significant Impact. A significant impact would occur if the project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's annual GHG emissions from construction and operations were estimated using CalEEMod. The CalEEMod outputs can be found in Appendix B-1.

Construction

During construction, GHG emissions would be generated by use of heavy equipment, application of construction materials (e.g., asphalt, paints), and transportation of personnel and materials. Project construction activities emissions would be temporary and of short duration. The SCAQMD guidance document for GHG emissions analysis for construction recommends amortization of emissions over a 30-year project lifetime to evaluate significance on an annual basis. The project's estimated generation of construction-related GHG emissions are shown in **Table VIII-1, Construction Greenhouse Gas Emissions**.

Table VIII-1
Construction Greenhouse Gas Emissions

Construction GHG emissions	$MTCO_2e$
2020	117
2021	263
2022	7
Total	**387**
Amortized (over 30-year lifetime span)	**13**
Source: Annual CalEEMod.2016.3.2 output, April 23, 2020 (Appendix B-1). Note: Numbers may include rounding.	

[33] VCAPCD, Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County, November 8, 2011 (revised).
[34] SCAQMD, Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. December 5, 2008, Accessed at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2.
[35] CARB, CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January 2008.

As shown in Table VIII-1, the total emissions resulting from construction would be 387 $MTCO_2e$ and the 30-year amortized emissions would be 13 $MTCO_2e$. This amortized amount is added to the annual operational period emissions, evaluated below, to determine the Project's annual GHG emissions and level of significance.

Operations

Operation of the proposed project would result in GHG emissions from onsite use of heating, ventilation and air conditioning equipment, and offsite sources such as electricity generation, water distribution and treatment, disposal of solid waste, and wastewater treatment. The project would not result in an increase in vehicle use during operations, and thus would have no net increase in mobile source GHG emissions from operations. The total operational emissions plus the annualized construction emissions from the project as estimated by CalEEMod are shown in **Table VIII-2**, **Operational Greenhouse Gas Emissions.**

Table VIII-2
Operational Greenhouse Gas Emissions

Source	$MTCO_2e$
Area Sources	< 0.1
Energy Utilization	112
Mobile Source [a]	0.0
Solid Waste Generation	19
Water Consumption	15
Annualized Construction	13
Total	**159**
SCAQMD Recommended Threshold	3,000

Source: Annual CalEEMod.2016.3.2 output provided in Appendix B-1.
[a] Net mobile source emissions are zero as the project would have no change in enrollment or employment at CLU.

As shown in Table VIII-2, with the addition of amortized construction emissions, the project's total annual GHG emissions were estimated to be approximately 159 $MTCO_2e$. The estimated annual GHG emissions from mobile sources shown in Table VIII-2 reflect that no net difference in vehicle trips would occur; however, no additional "credit" was considered for elimination of the existing energy use, water supply, and waste generation associated with the structure to be removed. As such, the project's total operational emissions of GHGs would be somewhat less than 159 $MTCO_2e$. Total project GHG emissions would be far less than the recommended threshold of 3,000 $MTCO_2e$; therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact would occur if the project conflicted with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions for GHGs.

Clean Power Alliance

In 2019, the Clean Power Alliance (CPA), a Community Choice Energy program which provides businesses and residents in the City a choice of electricity provider and renewable supply options.[36] Customers within

[36] City of Thousand Oaks, Climate and Environmental Action Planning. Accessed March 25, 2020 at: https://www.toaks.org/departments/public-works/sustainability/climate-action-planning.

the City can individually choose to receive electricity with 36% renewable energy content, a 50% renewables product, or a 100% renewables product.[37] The City opted for a default rate of 100% renewable content to be applied, requiring individuals to specifically request other options. Customers within the City may also opt out of CPA and receive electricity supplied by SCE, which is also mandated by the State to maintain renewable energy sources in its supply portfolio. Incorporation of greater percentages of renewable energy content within the City promotes and encourages further investments in utility-scale renewables, reducing future GHG emissions for all sectors reliant on electricity utilities.

Local Plans

There are no locally adopted GHG reduction plans (Climate Action Plan) that would apply to this project. The City's General Plan Conservation Element includes Policy CO-39, which states a purpose to "Support efforts to reduce greenhouse gas emissions, consistent with the intent of the State of California's California Global Warming Solutions Act of 2006 (Assembly Bill 32)." Implementing measures of Policy CO-39 include the following (although the text refers to MNDs, NDs are assumed to be included):

- Prepare Greenhouse Gas Analyses for development projects that require the preparation of Environmental Impact Reports or Mitigated Negative Declarations.
- Reduce energy use and utilize sustainable energy sources at City facilities where feasible, in accordance with City-adopted Energy Action Plan.

This analysis of the project's GHG emissions demonstrates consistency with the first of these implementing measures (which references MND, but is assumed to include NDs), and the second measure is not applicable as the project is not a City facility. Therefore, the project would not substantially conflict with General Plan policies that address GHG reductions.

Regulations

The state and City require that the project be constructed in accordance with the California Code of Regulations Title 24, Parts 6 and 11, which provide Building Efficiency Standards and Green Building Standards, respectively. Building Efficiency Standards minimize energy use, which has co-benefits in GHG emissions reduction. In addition, the project would not be connected to natural gas utility supplies, eliminating potential emissions from onsite combustion of such resources. In addition, it would replace an existing structure that likely would not have been constructed to current standards, and thus could use less energy per square foot as compared to the existing use.

Cal Lutheran Carbon Neutrality Plan

CLU has adopted its own plan to achieve carbon neutrality by 2040. Although this is not an adopted plan of the lead agency, it provides project-level implementation measures for achieving measurable reductions in GHG emissions associated with the CLU campus as a whole. The proposed project would be consistent with implementing measures of the plan, as shown in **Table VIII-3, CLU Carbon Neutrality Plan Consistency**. By being consistent with CLU plans to attain carbon neutrality by 2040, the project's potential to interfere with any applicable GHG reduction plans or policies would be less than significant.

[37] City of Thousand Oaks, Clean Power Alliance. Accessed March 25, 2020 at: https://www.toaks.org/departments/public-works/sustainability/energy/clean-power-alliance

Table VIII-3
CLU Carbon Neutrality Plan Consistency

Implementing Measure #	Consistency
1 – Make energy retrofits a priority for older Cal Lutheran buildings through annual renewal and replacement projects	**Consistent** – The project would replace an older CLU building with a new structure built to current energy efficiency standards.
4 – Convert existing gas-burning furnaces, boilers and water heaters to run on renewable energy.	**Consistent** – The project would replace an older CLU building with a new structure that would have no connection to natural gas utilities, and therefore would have no gas-burning furnaces etc. As an "all-electric" building, there would be the potential for powering all appliances within the structure with renewable sources.
5 – Passively gain additional reduction in GHG emissions as California's electrical grid reaches 50% renewable energy.	**Consistent** – The project would not interfere with the ability of CLU to receive electricity from a greater proportion of renewable sources as the State's grid increases in renewable sources.
6 – Make arrangements to purchase power from 100% renewable sources by 2040 (or sooner with Los Angeles Community Choice Energy, as details of various plans are announced).	**Consistent** – The Clean Power Alliance (CPA) is a Community Choice Energy program that currently provides customers in the City with options of receiving electric supplies of up to 100% renewable sources. This project would not interfere with the ability of CLU to make such arrangements.
Source: Cal Lutheran Carbon Neutrality Plan Target 2040, March 15, 2018.	

Therefore, the project would be consistent with local and regional goals and policies aimed at reducing the generation of GHG emissions and would not conflict with GHG reduction plans or policies. The proposed project would not interfere with implementation of local or regional plans for achieving GHG reduction targets, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Impact Analysis

a. Less than Significant Impact. A significant impact may occur if the project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of types of hazardous materials or quantities.

The academic 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 academic building, such as household cleaners and paint. These materials would be similar to those used for the existing building and other buildings on campus. The amount of said materials would be relatively greater than existing usage due to the greater square footage of the proposed building, but the absolute quantity would remain small. 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 Measures: No mitigation measures are required

b. Less than Significant Impact. A project may have a significant impact if the project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

During construction of the project there would be generation of potentially hazardous demolition spoils and the use of hazardous materials necessary to construct an academic building and associated paved walkways 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 used in insignificant amounts. 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 Measures: No mitigation measures are required.

c. Less than Significant Impact. A significant impact may occur if the project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The proposed project would demolish an existing academic building and construct a larger academic building within a university. The project site is within one-quarter from a school because it is within a university. In addition, the project site is approximately 0.22 miles away from a preschool, the Honey Tree Early Childhood Center. The amounts of hazardous materials to be used during construction and occasionally used during operations would be small. 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 Measures: No mitigation measures are required.

d. No Impact. A significant impact may occur if the project is located on materials sites compiled pursuant to Government Code Section 65962.5 and as a result would create a significant hazard to the public or the environment. Based on a review of the State Water Resources Control Board's GeoTracker database, the site is not associated with a cleanup site but is within 1,000 feet of a cleanup site.[38] There was a Leaking Underground Storage Tank (LUST) cleanup site contaminated with gasoline at 60 Olsen Road, which is approximately 650 feet from the proposed project site. However, remediation was completed and the case was closed on June 25, 1998. The site is not associated with or located within 1,000 feet of a site listed on the Department of Toxic Substance Control (DTSC) EnviroStor database.

Therefore, the project would not result in the creation of a significant hazard to the public or the environment as a result of previous uses being included in lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

Mitigation Measures: No mitigation measures are required.

[38] State Water Resources Control Board, GeoTracker. Accessed on February 14 at https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0611100363.

e. No Impact. The project site is located approximately 11 linear miles east of the Camarillo Airport, and is not located within the Planning Boundary, Sphere of Influence, Airport Safety Zone or Height Restriction Zone of Camarillo Airport.[39] There are no airport-related building height restrictions on the site and the project would not place structures within a designated flight path, and would not result in a safety hazard to people working or residing within the project area regarding aircraft operations in the vicinity. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

f. Less than Significant Impact. A project would normally have a significant impact if the project would interfere with an emergency response plan or emergency evacuation plan. The project site is accessed by Memorial Parkway road, which is an internal university street that has one lane in each direction. The project would not increase the number of students or faculty and would therefore generate no additional vehicle trips. 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 or alter any new roads, access roads, or parking lots. The project would be subject to requirements and approval by the Ventura County Fire Protection District. Therefore, neither the project construction nor operations would physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

g. Less than Significant Impact. A significant impact may occur if a project is located in proximity to wildland areas and would pose a potential fire hazard, which could affect persons or structures in the area in the event of a fire. The project is located in an urbanized area which has been developed and zoned for institutional uses and is not adjacent to wildland areas. The project site is not located within land classified as a Very High Fire Hazard Severity Zone (VHFHSZ) and the proposed updated building would meet all the latest fire code requirements as discussed in response to Section XX., Wildfire. Therefore, impacts related to fire hazards would be less than significant.

Mitigation Measures: No mitigation measures are required.

[39] Ventura County Airport Land Use Commission, Airport Comprehensive Land Use Plan Update for Ventura County, Adopted July 7, 2000. Accessed on February 14, 2020 at: https://www.goventura.org/wp-content/uploads/2018/03/2000-airport-land-use-for-ventura-county.pdf.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial on- or offsite erosion or siltation;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offside;	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Impact Analysis

This analysis is based largely on a Preliminary Hydrology report dated May 20, 2019 and prepared by Jensen Design & Survey, Inc. (provided in **Appendix F**).[40]

a. Less than Significant Impact. The project site currently consists of an existing academic building and associated landscaping and walkways. According to the Preliminary Hydrology report, the project site is currently 65% impervious and is relatively level, with a gentle slope in the northerly direction.[41] The

[40] Jensen Design & Survey, Inc., Preliminary Hydrology for the Proposed Management Building California Lutheran University, May 20, 2019.

[41] Cooper M., Susanne, P.E., Preliminary Hydrology for the Proposed Management Building California Lutheran University, May 20, 2019.

redeveloped site will be 77% impervious and will follow existing drainage patterns.[42] During construction, the project would comply with an approved Stormwater Pollution Prevention Plan (SWPPP). Project operations would be subject to compliance with the existing National Pollutant Discharge Elimination System (NPDES) Permit and follow guidelines within the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures. Through compliance with Best Management Practices (BMPs) in the SWPPP, the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, the project would maintain water quality standards during construction. During operations, Low Impact Development (LID) BMPs, to be reviewed and approved by the Public Works Department, would assure water is contained and slowed to infiltrate the groundwater as much as possible, which reduces pollutants (total dissolved solids) entering the water stream and assures the volume of runoff leaving the site is not increased. As such, the project would have a less than significant impact with regard to violating any state or federal water quality standards or waste discharge requirements.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. The project would increase the impervious surface of the project site from 65% to 77%. 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. A majority of the runoff will flow into the proposed onsite stormdrain system. At completion of the project, the project would follow existing drainage patterns and have a similar amount of groundwater recharge as currently exists, considering Public Works-required Low Impact Development (LID) compliance, which requires such. Therefore, the project would have a less than significant impact to groundwater supplies or recharge.

Mitigation Measures: No mitigation measures are required.

c.i. Less than Significant Impact. A project would have a significant impact on surface water hydrology if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would result in substantial or erosion or siltation on site. The project site is located in an urbanized area of the City and no streams or river courses are located on the subject property. The project would follow existing drainage patterns. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c.ii. Less than Significant Impact. The project would somewhat increase impervious surfaces and would decrease the amount of vegetation on site that would slow surface water runoff. However, as stated above, the project would retain existing drainage patterns and the LID regulations, to be reviewed and approved by the Public Works Department, would assure no increase in runoff. Therefore, the project would have a less than significant impact with regard to increasing the rate of surface water runoff.

Mitigation Measures: No mitigation measures are required.

c.iii. Less than Significant Impact. A project would have a significant impact on surface water hydrology if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

[42] Ibid.

As discussed above, the proposed project would not result in a significant increase in site runoff as it would not alter existing drainage patterns or substantially increase the volume or velocity of runoff from impervious surfaces on the site. As under existing conditions, the majority of runoff from the existing site is picked up by an existing stormdrain system that runs northerly on the east and west sides of the existing building. The existing system drains through the curb north of the existing building to Memorial Parkway. The redeveloped site would follow existing drainage patterns and the majority of runoff would flow into the proposed onsite stormdrain system. The proposed stormdrain system would convey runoff to two proposed bioswales and ultimately through a curb drain onto Memorial Parkway. The onsite stormdrain system will be sized for a 10-year storm event, as required and approved by Public Works. The project would not increase runoff volumes that could affect the existing capacity of the stormwater drainage system or provide substantial additional sources of polluted runoff to the existing drainage system, or otherwise substantially degrade water quality. This impact would be less than significant.

Mitigation Measures: No mitigation measures are required.

c.iv. Less than Significant Impact. A project would have a significant impact on surface water hydrology if it would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner that would impede or redirect flood flows. The project is not located in a designated 100-year flood zone.[43] Stormwater runoff generated by the proposed building would follow existing drainage patterns and the majority of runoff would flow into the proposed onsite stormdrain system. Public Works review will assure project drainage features meet City requirements. As such, the project would have a less than significant impact on impeding or redirecting flood flows.

Mitigation Measures: No mitigation measures are required.

d. No Impact. A significant impact would potentially occur if the project would risk the release of pollutants from project inundation due to location in a flood hazard, tsunami, or seiche zone.

The project is not located within a 100-year flood zone[44] or dam inundation area.[45] A seiche, a standing wave created within a large enclosed body of water due to disturbance, is a concern at water storage facilities because inundation can occur if the wave overflows a containment wall. No major water retaining structures are located immediately upgradient from the project site. Therefore, flooding from seiche is not a concern for the project. The project is approximately 11 miles from the ocean on the opposite side of the Santa Monica Mountains and is approximately 770 feet above sea level at its lowest point. Therefore, there would be no potential for tsunami inundation on the project site. As such, the project would have no impact pertaining to the risk of release of pollutants due to location in flood hazard, tsunami, or seiche zones.

Mitigation Measures: No mitigation measures are required.

e. Less than Significant Impact. A project would have a significant impact if it conflicted with or obstructed implementation of a water quality control plan or sustainable groundwater management plan. The project site was previously disturbed by the placement of impervious surfaces, is located in a developed urban infill site, and does not propose groundwater extraction. The project is required to comply with the 2000 Ventura County Municipal Separate Storm Sewer System (MS4) permit (Order No. 00-108, NPDES

[43] City of Thousand Oaks, General Plan Safety Element, Figure 8: Flood Zones. Accessed on February 12, 2020 at: https://www. toaks.org/departments/community-development/planning/general-plan/.
[44] Ibid.
[45] City of Thousand Oaks, General Plan Safety Element, Figure 9: Dam Inundation Areas. Accessed on February 12, 2020 at: https://www. toaks.org/departments/community-development/planning/general-plan/.

Permit No. CAS004002).[46] The project hydrology report was prepared consistently with the City's required methodology. The permit requires that LID BMPs be sized to treat 10% of the peak flow of a 50-year storm event (Q50)for the site (SQDF) or BMPs be sized to treat a volume of 0.75" of rainfall across the site. The project's LID measures will include two bioswales will be installed to treat runoff from the management building and surrounding hardscape. LID measures will increase groundwater recharge as well. During final design, the site would be analyzed to ensure that the project building is protected from a 100-year storm event. Preliminary calculations in the Hydrology report show that the project would fulfill local agency requirements.[47] The project would capture and convey stormwater consistent with applicable LID regulations. Public Works will review the project plans for conformance and provide project conditions to assure compliance. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[46] Cooper M., Susanne, P.E., Preliminary Hydrology for the Proposed Management Building California Lutheran University, May 20, 2019.
[47] Ibid.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Impact Analysis

a. No Impact. A significant impact may occur if the proposed project would be sufficiently large or otherwise configured in such a way as to create a physical barrier within an established community. The project site is already developed and located within the existing university campus, which is in an urbanized area that has been previously developed and zoned for institutional uses. As infill, the project proposes to replace an existing academic building with a new academic building and would not physically divide an established community. The project would have no impact.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact may occur if a project causes a significant environmental impact due to inconsistency with the applicable land use plan, policy or regulation, including the zoning designations of the project site. The project site is located within the City and subject to the land use designations and zoning regulations of local land use plans and zoning ordinance.

Regional Plans

Regionally, the project is located within the SCAG planning area, the federally-designated Metropolitan Planning Organization for the region. SCAG is responsible for reviewing regionally significant local plans, projects, and programs for consistency with SCAG's adopted regional plans. As the proposed project is 1) consistent with the General Plan land use designation of General Commercial for the subject property, and 2) impacts would be less than significant or less than significant with mitigation incorporated, and the project would have no regionally-significant impacts, additional analysis of SCAG Plan consistency is not warranted. The project is located within the planning area of the Ventura County Air Pollution Control District (VCAPCD) which implements the Air Quality Management Plan (AQMP). As evaluated in Section III., Air Quality, the project is consistent with the AQMP, and no additional analysis is required.

City of Thousand Oaks General Plan

The General Plan is a comprehensive, long-range declaration of purposes, policies and programs to guide development of the City. The General Plan contains goals and policies for the development of the City and a Land Use/Circulation Elements Map.[48,49] A consistency analysis with applicable provisions of the General

[48] City of Thousand Oaks Planning Department, General Plan Goals and Policies, adopted December 22, 1970, last amended January 28, 1997. Accessed on January 21, 2020 at https://www.toaks.org/departments/community-development/planning/general-plan/general-plan-goals-and-policies.

[49] City of Thousand Oaks Community Development Department, General Plan Land Use/Circulation Elements Map, last updated October 20, 2015. Accessed on January 21, 2020 at https://www.toaks.org/departments/community-development/planning/general-plan/general-plan-goals-and-policies.

Plan regarding commercial development is presented in **Table XI-1, Consistency Analysis with General Plan Goals and Policies**.

Table XI-1
Consistency Analysis with General Plan Goals and Policies

General Plan Goal or Policy	Consistency Analysis
Goal 1 To enhance and preserve the spaciousness and attractiveness of the Conejo Valley.	**Consistent – would not conflict:** The project would demolish an existing building and construct a new building with a steel frame main structure, metal framing walls and concrete slab floors. CLU intends for the building's aesthetics to blend with the campus architecture and meet the Campus Architectural Master Plan standards through use of brick veneer, tile, and ledgestone exteriors; the main entrance would be highlighted with a glass curtain wall. The project would thus avoid visual incompatibilities with the surrounding campus buildings.
Institutional Policy 2 The City should strive to coordinate development with the provision of school facilities.	**Consistent – would not conflict:** By providing upgraded academic building including classrooms and other learning and meeting spaces and administrative offices, the project would provide upgraded modern facilities that would help accommodate upper educational needs within the City.
Additional Policy 2, Aesthetics: As the City ages, it is important to maintain, improve and enhance the City's aesthetic appearance.	**Consistent – would not conflict:** The project would demolish an existing 1970's building and construct a new building with a steel frame main structure, metal framing walls and concrete slab floors. The aesthetics would blend with the campus architecture and meet the Campus Architectural Master Plan standards through use of brick veneer, tile, and ledgestone exteriors; the main entrance would be highlighted with glass curtain wall.
Additional Policy 3, Air Quality: The City shall place high priority on maintaining and improving local and regional air quality.	**Consistent:** Potential air quality impacts of the project are discussed in Section III, Air Quality .
Additional Policy 4, Archaeological: The City shall preserve and protect archaeological resources for future generations and the Conejo Valley's cultural heritage.	**Consistent – would not conflict:** With regulatory compliance, the project would have a less than significant impact on cultural resources, as discussed in Sections V. Cultural Resources, and XVIII., Tribal Cultural Resources.
Additional Policy 5, Conservation/Natural Resources: The City shall preserve and protect the unique biodiversity of the City's open spaces and wetlands, including natural arroyos and oak trees.	**Consistent – would not conflict:** The project would replace an existing urban use in an urbanized with encroach have a less than significant on biological resources, as discussed in Section IV., Biological Resources.
Source: City of Thousand Oaks General Plan Goals and Policies, adopted December 22, 1970, last amended January 28, 1997. Accessed on January 21, 2020 at https://www.toaks.org/departments/community-development/planning/general-plan/general-plan-goals-and-policies.	

As shown in Table XI-1, the project would be consistent with the applicable land use policies of the General Plan regarding institutional development. The proposed institutional project would be consistent with the project site's institutional zoning as the General Plan Land Use/Circulation Elements Map shows.

City of Thousand Oaks Municipal Code and Zoning

The City General Plan (Land Use/Circulation Elements Map) designation for the site and campus is Institutional, and the City zoning for the site is P-L ("Public, Quasi-Public, Institutional") in the TOMC 9-4.3200. A zone change would not be required for the project which proposes to replace an existing academic building of the existing university with a new academic building as part of an existing university use. The City would review the existing special use permit as part of the project approval process. Considering the analysis above, the proposed project can be found consistent. Therefore, the project would not conflict with applicable land use plans, policy or regulations of agencies with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project would result in a less than significant impact.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a. Would the project result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	☐	☐	☐	☒
b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Impact Analysis

a-b. No Impact. A significant impact may occur if a project site is located in an area used or available for extraction of a regionally important mineral resource, or if the project would convert an existing or future regionally important mineral extraction use to another use or would affect access to a site used or available for regionally important mineral resource extraction.

The project proposes to demolish an existing academic building and construct a new academic building on that same site, which is within the CLU campus, an urban setting. No significant mineral resources exist within the City of Thousand Oaks according to the preface of the City Conservation Element.[50] According to the California Department of Conservation Mineral Land Classification Map, the project site is located within a Mineral Resource Zone (MRZ)-1, meaning that adequate information indicates that no significant mineral deposits are present or little likelihood exists for their presence.[51] The site is not designated as a locally important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan. No mineral resources are known to exist within the project site and additional infill development would not result in the loss of availability of known mineral resources or a locally important mineral resource recovery site. As such, no impact associated with the loss of availability of a known mineral resource would occur.

Mitigation Measures: No mitigation measures are required.

[50] City of Thousand Oaks, Conservation Element of Thousand Oaks General Plan, October, 2013.
[51] California Department of Conservation, Division of Mines and Geology, Special Report 145, Plate 1.17, Mineral Land Classification Map: Aggregate Resource Only, 1981.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Impact Analysis

This summary introduces key terms and concepts used in noise impact analysis. Noise is unwanted sound. Sound is mechanical energy transmitted in pressure waves through a compressible medium such as air. Sound pressure level is the most common descriptor used to describe the perceived "loudness" of a noise level. The standard measurement unit of noise is called a decibel (dB). A dB is a ratio of the unit of noise to an assumed zero noise level. Sound can vary in intensity by over one million times within the range of human hearing, so a logarithmic scale, similar to the Richter Scale, is used to keep sound intensity numbers manageable. The human ear is not equally sensitive to all sound frequencies within the entire spectrum, so noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called A-weighting written as dBA. Subsequent references to decibels written as dB should be understood as dBA. Noise exposure over time is expressed in terms of a steady-state energy level equivalent to the average energy content of the time period, called L_{eq}. Community receptors are more sensitive to unwanted noise intrusion during the evening and at night. Therefore, for planning purposes, state law requires the use of the Community Noise Equivalent Level (CNEL), a descriptor of 24-hour noise that uses a weighted average of noise levels over time with a 5-dB penalty in the evening (7:00 p.m. - 10:00 p.m.) and 10-dB penalty at night (10:00 p.m. - 7:00 a.m.).

a. Less than Significant Impact. A project may result in a significant noise impact by generating a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance. The following analysis distinguishes between short-term increases in ambient noise resulting from the use of construction equipment and long-term increases in ambient noise resulting from operation of the proposed building components and vehicular trips generated once the building is in use.

Temporary Noise - Construction

As noted in the Noise Element of the City General Plan, construction activity is temporary at any given location but can be substantially disruptive to adjacent uses during the construction period. In response, the

City currently regulates the hours of construction activity to limit the impact of construction noise.[52] As a matter of compliance with regulatory requirements enforced through standard conditions of approval for all construction projects within the City, project generated noise would be subject to existing noise ordinance regulations in the Thousand Oaks Municipal Code (TOMC). In particular, Title 8, Section 8-11.01, "Construction activities restricted to certain hours," states the following:

> "It shall be unlawful for any person to engage in or conduct any activity in the construction of any building or structure, the moving of earth, or the laying of any pavement, including, but not limited to, the making of any excavation, clearing or grading of surface land, and loading or unloading material, equipment, or supplies, except between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless a permit for each work at different hours or days has first been issued by the Public Works Director."[53]

In addition, TOMC Sec. 4-3.804(a) requires vehicles propelled by an internal combustion engine on private property to have state-approved spark arrestors or a noise-muffling device approved by the state.

The Construction Noise Handbook prepared by the Federal Highway Administration (FHWA) includes a national database of construction equipment noise levels. The FHWA uses these reference noise levels in the Roadway Construction Noise Model. **Table XIII-1, Construction Equipment Noise Levels**, identifies maximum (L_{max}) and average (L_{eq}) noise levels associated with the quantity and type of common construction equipment to be used. Table XIII-1 lists the types of equipment expected for use in project construction and identifies the noise level for each individual piece of equipment at a 50-foot distance from the equipment.

Table XIII-1
Construction Equipment Noise Levels

Phase	Quantity and Equipment Type [1]	L_{max} at 50 ft (dBA) [2, 3]	Usage Factor (U.F.) [4]	Hourly L_{eq} at 50 ft (dBA)
Demolition	1 Concrete Saw	90	20	83
	2 Tractors/Loaders/Backhoes[5]	79	40	75
	1 Skid Steer (bobcat)[5]	79	40	75
	1 Rubber-tired Dozer	82	40	78
Site Preparation	1 Rubber-tired Dozer	82	40	78
	1 Grader	85	40	81
	1 Tractor/Loader/Backhoe[5]	79	40	75
Grading	1 Grader	85	40	81
	1 Rubber-tired Dozer	82	40	78
	1 Excavator	81	40	77
	3 Tractors/Loaders/Backhoes[5]	79	40	75
Building Construction	1 Crane	81	16	73
	2 Forklifts[6]	75	20	68
	1 Generator Set	81	50	78
	1 Loader/Backhoe	79	40	75
	3 Welders	74	40	70
Site Work & Landscaping	1 Cement/Mortar Mixer	79	40	75
	1 Paver	77	50	74

[52] City of Thousand Oaks, Department of Planning and Community Development, General Plan Noise Element, May 2000. Accessed on February 19, 2020 at https://www.toaks.org/home/showdocument?id=340.
[53] City of Thousand Oaks, Municipal Code. Accessed on February 20, 2020 athttps://codelibrary.amlegal.com/codes/thousandoaks/latest/overview.

Phase	Quantity and Equipment Type [1]	Lmax at 50 ft (dBA) [2, 3]	Usage Factor (U.F.) [4]	Hourly Leq at 50 ft (dBA)
	1 Paving Equipment[7]	83	20	76
	1 Roller	80	20	73
	1 Tractor/Loader/Backhoe	79	40	75
Architectural Coating	1 Air Compressor	78	40	74

[1] Equipment mix and durations confirmed by email from Christine Cano, CLU, to Carlos Contreras, City of Thousand Oaks, March 17, 2020.
[2] Lmax levels are for individual equipment pieces. Each piece of equipment would operate at a distance from other equipment.
[3] Source: Federal Highway Administration, Construction Noise Handbook, 2006, Ch. 9, Construction Equipment Noise Levels and Ranges.
[4] Usage Factor (U.F.) is the portion of time equipment is operating at full power.
[5] FHWA RCNM noise level for Front End Loader was used.
[6] FHWA RCNM noise level for Man Lift was used.
[7] FHWA RCNM noise level for Compactor (ground) was used.

As shown in Table XIII-1, the individual piece of equipment for project construction that could generate the highest noise level at 50 ft is a concrete saw with a maximum noise level of 90 dBA L_{max} and an hourly average noise level 83 dBA Leq. However, the grader would generate higher noise levels at the sensitive receptor locations, because grading activities would be closer to these receptors than demolition activity. Construction proceeds in phases such as demolition, site preparation, rough grading, final grading, and vertical construction of the building, with each phase involving the use of different types of construction equipment. Contractors would use the types of equipment listed in Table XIII-1 only as required for each phase rather than all at once. Furthermore, decibels are logarithmic units; therefore, sound levels cannot be added by ordinary arithmetic means. When the noise level of two sources is equal, the resulting noise level increase 3 dB greater than the noise level of one source.

The noise levels shown in Table XIII-1 are based on reference levels associated with a distance of 50 feet from the source. **Table XIII-2, Construction Noise Levels at Sensitive Receptors**, shows the average noise levels at the property lines of the nearest sensitive receptors for the loudest single item of equipment operating at the boundary of construction activity, based on the information in Table XIII-1. These noise levels would occur only periodically while use of the loudest equipment is in use; no single piece of equipment would operate continuously. All other sensitive receptors would experience lower levels of construction noise because they are further away.

Table XIII-2
Construction Noise Levels at Sensitive Receptors

Sensitive Receptor	Street Address	Distance from Construction Activity [1]	Leq (dBA)
Single-Family Residence	3268 North Luther Avenue	155 feet west	73
Single-Family Residence	3243 Pioneer Avenue	280 feet southwest	68

Source: Envicom Corporation, April 2020.
[1] Distance from one grader operating at the nearest boundary of pavement demolition activity to the residential property line.

The TOMC does not establish numerical thresholds on construction noise, but limits construction noise impacts by limiting the hours of construction, as stated in the General Plan Noise Element. Construction of the proposed project would occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through

Saturday, as specified in the TOMC. In addition, all vehicles propelled by an internal combustion engine would be equipped with mufflers as required by the TOMC. Therefore, temporary construction noise impacts would be less than significant.

Permanent - Operations

Potential long-term noise impacts from the proposed project would result from activities associated with the academic use, building features such as Heating, Ventilation, and Air Conditioning (HVAC) equipment, and vehicular noise generation on area roadways.

Landscaping Equipment

The TOMC regulates powered equipment in Section 5-21.02: "Powered equipment in residential areas," which states the following:

> "Between the hours of 9:00 p.m. and 7:00 a.m. of the following day, no person shall operate any lawn mower, backpack blower, lawn edger, riding tractor, or any other machinery, equipment, or other mechanical or electrical device, or any hand tool which creates a loud, raucous or impulsive sound, within any residential zone or within any commercial zone which can be heard from any inhabited real property in a residential zone."

Operation of the project would use landscaping equipment, such as lawn mowers, backpack blowers, and lawn edgers. The type of equipment and frequency and duration of use is not expected to differ substantially from that used to maintain the landscaping surrounding the existing academic building. In addition, contractors would reasonably be expected to conduct routine landscape maintenance during daytime hours, therefore avoiding the period when such equipment noise is restricted by TOMC Section 5-21.02 between 9:00 p.m. and 7:00 a.m. As landscape maintenance noise would not increase and would continue to be regulated by the TOMC, landscape maintenance noise-related permanent increases in ambient noise levels would not occur.

Heating, Ventilation, and Cooling

Similar to the HVAC equipment at the existing academic building, the project includes roof-mounted HVAC equipment. The project proposes a variety of HVAC components, primarily made up of condensers and heat pumps of varying size, as shown on the project site plan. Based on the noise levels specified in the manufacturer's specification sheets for the HVAC equipment anticipated by the project architect, each unit would produce noise ranging from 46 dBA to 62 dBA at 3.3 feet.[54] Because published noise levels could not be found for the dedicated outside air unit, a Mitsubishi Premisys MP-1, this analysis assumes it would generate noise levels similar to the loudest condenser unit, the PURY-P216YSLMU-A. This analysis assumes all roof-mounted HVAC components are in simultaneous use as a "worst-case" scenario, although actual HVAC use would depend on weather conditions and building usage. Given that decibels are expressed in logarithmic units, they cannot be added or subtracted arithmetically. To calculate the increase in ambient noise from the combined noise of more than one piece of equipment, decibels must be converted from logarithmic units to linear units (using the formula, $L = 10 \log_{10} (\sum_{i=1}^{n} 10^{Li/10})$ where: *L = composite noise level, n = number of individual noise levels being summed, and* L_i *= individual noise level).*

As noted earlier, each unit would produce noise ranging from 46 dBA to 62 dBA at 3.3 feet Addition of the reference noise levels for the HVAC components would result in a composite reference noise level of 69.6 dBA at a distance of 3.3 feet, a value that is used to calculate the impact at greater distances. Attenuation for the proposed HVAC system was derived by calculating the noise level (L_2) in dB depending on distance

[54] Mitsubishi Electric, Product Specifications for PURY-P216YSLMU-A, PUHY-P72YLMU-A, PUHY-P120YLMU-A, PUHY-P96YLMU-A, PUMY-P48NKMU2, PUMY-P60NKMU2, PUZ-A12NKA7, and PUZ-A24NKA7.

(r_2) based on specification sheets from the HVAC equipment manufacturer (using the formula, $L_2 = L_1 - 20 \cdot \log (r_2 / r_1)$ *Where:* L_2 *= noise level at a given distance,* L_1 *= reference noise level,* r_1 *= reference distance, and* r_2 *= given distance).*

The equation used provides a distance attenuation of 42.4 dBA at an averaged distance of 435 feet, relative to the reference distance of 3.3 feet. In addition, the parapet of the building would provide a barrier attenuation of at least 15.6 dBA.[55] As shown in **Table XIII-3, HVAC Noise Levels at the Nearest Receptor**, the estimated operational noise level from the proposed HVAC condenser units would be 11.6 dBA Leq at the property line of the nearest sensitive receptor after attenuating for distance and barrier attenuation for the roofline and parapet (i.e., 69.6 dBA – 42.4 dBA – 115.6 dBA = 11.6 dBA). A noise level of 11.6 dBA Leq would not increase noise levels above typical ambient noise levels in a suburban environment (as noted earlier, considering noise sources are not arithmetically added). In addition, the City does not place specific numerical limits on noise levels from the operation of HVAC. Operational noise levels from HVAC would be less than significant.

Table XIII-3
HVAC Noise Levels at the Nearest Receptor

Reference HVAC Noise Level at 3.3 feet (dBA)[1]	Average Distance to Nearest Sensitive Receptor (ft)	Distance Attenuation (dBA)	Parapet/Roofline Reduction (dBA)	Noise Level (dBA Leq)
69.6[1]	435	42.4	15.6	11.6

[1] Mitsubishi Electric, Product Specifications for PURY-P216YSLMU-A, PUHY-P72YLMU-A, PUHY-P120YLMU-A, PUHY-P96YLMU-A, PUMY-P48NKMU2, PUMY-P60NKMU2, PUZ-A12NKA7, and PUZ-A24NKA7.

Traffic Noise

The proposed project would not increase the number of students, faculty and staff. Therefore, upon completion, project-generated vehicle trips would not increase and would not increase traffic noise levels on local streets throughout the project area. Operational traffic noise impacts would therefore be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant noise impact may occur if the proposed project would expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Construction activities generate groundborne vibration when heavy equipment travels over unpaved surfaces or engages in soil movement; however, the ground surface dampens ground-borne vibration over a short distance. Vibration impacts can be a concern for property damage and human annoyance, and the Federal Transit Administration (FTA) provides thresholds for each of these two issues.[56] Predicted vibration levels generated by construction equipment are provided within **Table XIII-4, Groundborne Vibration Damage Potential from Project Construction Equipment** and within **Table XIII-5, Groundborne Vibration**

[55] Barrier attenuation of 15.6 dB at 1,000 hertz. Calculation based on site plan using equations from Bies, David A. and Hansen, Colin H., Engineering Noise Control, Third Edition.

[56] U.S. Department of Transportation, Federal Transit Administration, Office of Planning and Environment, Transit Noise and Vibration Impact Assessment Manual, FTA Report No. 0123, September 2018.

Annoyance Potential from Project Construction Equipment. The threshold and calculations in the table reflect the units of measurements used by the FTA.[57]

Table XIII-4
Groundborne Vibration Damage Potential from Project Construction Equipment

Construction Equipment	Reference Vibration Levels at 25 ft	Vibration Levels at Nearest Off-Site Residential Structure [1]		Vibration Damage Impact Assessment in Peak Particle Velocity (PPV)	
	PPV, in/sec at 25 ft	Distance (ft)	PPV, in/sec	Vibration Damage Threshold (PPV, in/sec) [2]	Exceedance?
Large	0.089	185	0.004	0.2	No
Loaded Trucks	0.076	185	0.004	0.2	No
Small	0.003	185	<0.001	0.2	No

Data Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.
[1] The nearest off-site residential structure to the project boundary is located at 3243 Pioneer Avenue approximately 185 feet southwest of the project construction boundary.
[2] The level that could create structural damage in a non-engineered timber and masonry building is 0.2 PPV in/sec.

Table XIII-5
Groundborne Vibration Annoyance Potential from Project Construction Equipment

Construction Equipment	Reference Vibration Levels	Attenuated Vibration Levels in Root Mean Square (RMS)		Vibration Annoyance Impact Assessment	
	VdB at 25 ft	Distance (ft)	Vibration Level (VdB)	Vibration Annoyance	Exceedance?
Large	87	185	61	80	No
Loaded	86	185	60	80	No
Small	58	185	32	80	No

Data Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.

Groundborne vibration levels above 0.2 PPV in/sec could cause structural damage to a non-engineered timber and masonry buildings, and thus is identified as the "vibration damage threshold" in Table XIII-4. The off-site occupied structure nearest to the project boundary is the single-family residence at 3243 Pioneer Avenue, which is 185 feet from the edge of the proposed trenching activity. As Table XIII-4 shows, the use of large bulldozers at a distance of 185 ft from the single-family residence southwest of the project property would generate 0.004 PPV in/sec, which is well below the vibration damage threshold.

[57] Vibratory motion is commonly described by identifying the peak particle velocity (PPV) in inches per second in/sec or root mean square (RMS) vibration velocity in the decibel scale (VdB). PPV is generally accepted as the most appropriate descriptor for evaluating the potential for building damage and VdB is suitable for evaluating the potential for vibration annoyance to humans. While PPV expresses the peak velocity of a vibration signal, VdB expresses an average of the velocity of a vibration signal, typically over one second. Because vibration signals have a net arithmetic mean of zero, the RMS is used to express the average velocity of the vibration signal. The RMS signal is the square root of the average of the squared amplitude of the signal, typically over a period of one second. While RMS velocity can be expressed in inches per second, it can also be expressed in decibel notation as VdB.

Groundborne vibration from infrequent events could cause annoyance to human occupants of residential structures at RMS vibration levels above 80 VdB. As Table XIII-5 shows, the use of large bulldozers at a distance of 185 ft from the nearest single-family residence to the southwest of the project property would generate 61 VdB, below levels that could cause human annoyance within a residential structure (i.e., 80 VdB). Therefore, groundborne vibration impacts due to project construction would be below applicable thresholds of significance for groundborne vibration for structural damage and human response.

As shown in the preceding analysis, the use of construction equipment would result in groundborne vibration levels below the applicable thresholds of significance for structural damage and human response. After construction is complete and the proposed academic building is occupied, project operations would consist of the use of much smaller and lighter vehicles travelling over paved surfaces; therefore, groundborne vibration from project operations would be further below applicable thresholds.

Mitigation Measures: No mitigation measures are required.

c. No Impact. A project located within two miles of a public airport or public use airport may result in a significant impact if a project would the project expose people residing or working in the project area to excessive noise levels. The project site is located approximately 11 linear miles east of Camarillo Airport. The site is not within the Planning Boundary, Sphere of Influence, 65 dBA CNEL noise contour, or 60 dBA CNEL noise contour of Camarillo Airport.[58] Aircraft noise levels would therefore be below 60 dBA CNEL, which the City's General Plan Noise Element classifies as Normally Acceptable for schools. In addition, the proposed academic building would not include residents, nor would it increase students, staff, or faculty. Therefore, the project would not result in the exposure of residents, students or those working in the project area to excessive noise levels.

Mitigation Measures: No mitigation measures are required.

[58] Ventura County Airport Land Use Commission, Airport Comprehensive Land Use Plan Update for Ventura County, Adopted July 7, 2000. Accessed on February 14, 2020 at: https://www.goventura.org/wp-content/uploads/2018/03/2000-airport-land-use-for-ventura-county.pdf.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Impact Analysis

a. No Impact. A significant impact may occur if a project would induce substantial unplanned population growth in an area, either directly or indirectly. The project would demolish an existing academic building and construct a new academic building. The Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) forecasts for population and employment growth from 2012 through 2040 for the City of Thousand Oaks are shown in **Table XIV-1, Population and Employment Growth Forecast**.

Table XIV-1
Population and Employment Growth Forecast

Year	City Population	City Employment
2012	127,800	68,200
2040	131,700	81,900
Net Growth	3,900	13,700
Source: SCAG 2016-2040 RTP/SCS, Current Demographics & Growth Forecast Appendix, Table 11, Jurisdictional Forecast 2040.		

As shown in Table XIV-1, SCAG forecasts City population and employment to increase from 2012 to 2040 by 3,900 people and 13,700 jobs. As the project would replace an existing academic building with a new academic building, the project would not introduce population growth. The project would not increase enrollment or employment. As such, the project-related population increase would be within local and regional projections and would not cause substantial growth that could exceed projected levels for the year of occupancy. As the proposed population would not generate a residential population, cause a substantial increase in employment, or extend existing or new infrastructure that would indirectly induce population growth, the project would have no impact associated with population growth.

Mitigation Measures: No mitigation measures are required.

b. No Impact. A significant impact may occur if a project would result in the displacement of existing housing units or people, necessitating the construction of replacement housing elsewhere. The existing academic building contains no residences or residents, the project would not displace persons or residential units or necessitate the construction of replacement housing elsewhere. Therefore, the project would have no impact.

Mitigation Measures: No mitigation measures are required.

XV. PUBLIC SERVICES.	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

Impact Analysis

a. Less than Significant Impact. A project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility to maintain service, the construction of which could cause significant environmental impacts. The proposed project would not increase population, the number of students or the number of employees. The Ventura County Fire Department (VCFD) currently serves the project site. Construction of the project would not create substantially more area to cover nor add more population for the VCFD to serve. Therefore, the project would have a less than significant impact to fire protection services.

The VCFD participates in the City plan check process, providing review and approval of fire prevention and safety features, including design features such as adequate street widths and access to the building, fire flow pressure, and fire hydrant placement. As noted in the project description, the project would be served by existing fire hydrants (two to the north of the building on Memorial Parkway across from the site and another to the southeast at the intersection of the access road and the pedestrian spine, Regals Way). The building's fire service hook-up and backflow double detector will be installed directly west of Dorfman Center on Pioneer Avenue. Given the availability of existing VCFD stations, the project would not require new or physically expanded fire stations and potential impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A project would normally have a significant impact if it requires new or expanded police station facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for police protection.

The site is located within the City of Thousand Oaks, which contracts police services from the Ventura County Sherriff's Office (VCSO). The Thousand Oaks Police Department station is located approximately

3.5 driving miles northeast of the project site.[59] The VCSO prioritizes emergency calls for police assistance based on the nature of the call. Unlike fire protection services, police units are most often in a mobile state; hence, the distance between a headquarters facility and the location of a particular emergency generally does not determine response times. Instead, the number of police officers on the street is more directly related to the realized response time.

Construction

Construction sites can attract vandalism. Due to the temporary nature of project construction and the visible location within the CLU campus, such potential impacts would not require the construction or expansion of police facilities to serve the site or maintain service response times. The site would be monitored during routine VCSO patrols and impacts would be less than significant.

Operation

The project would replace an existing academic building with a larger academic building. As the project would not introduce new residents, the project would not result in a substantial increase in the VCSO service area population such that new or physically altered police facilities would be needed to maintain performance objectives. Therefore, potential operational impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. No Impact. A significant impact may occur if a project includes substantial employment or population growth, which could generate a demand for school facilities. The project is itself part of a university and by replacing an existing academic building with a larger academic building, the project would not introduce a new residential population and the associated generation of school-aged children. As the project would not generate additional students, the project would not generate a demand for school facilities that would exceed the capacity of Conejo Valley Unified School District schools, and therefore would not result in a need for new or improved facilities that would create in a physical impact on the environment. The project would have no impact pertaining to schools.

Mitigation Measures: No mitigation measures are required.

d. No Impact. A significant impact would occur if the recreation and park services available could not accommodate a project-related population increase and the proposed project resulted in the construction of new recreation and park facilities that create significant environmental impacts. As the project would not introduce a new residential population and would replace an existing academic building with a larger academic building with no increase in students, faculty or staff, the project would not result in a substantial increase in park usage such that new or physically expanded park facilities would be needed. Therefore, the project would have no impact pertaining to park and recreation facilities.

Mitigation Measures: No mitigation measures are required.

e. No Impact. As the project would an existing academic building with a larger academic building, the project would not generate a volume of demand on existing library services or other public services that would necessitate the construction of new or physically expanded library facilities or other public facilities or services.

Mitigation Measures: No mitigation measures are required.

[59] Ventura County Sherriff's Office, Thousand Oaks. Accessed on February 14, 2020 at: https://www.venturasheriff.org/divisions/patrol-services/thousand-oaks.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Impact Analysis

a. No Impact. A significant impact may occur if a project includes substantial employment or population growth, which would increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. In 1962, two years before the incorporation of the City of Thousand Oaks, the Conejo Recreation & Park District (CRPD) was established to create local parks and recreation programs for the growing population of the Conejo Valley, including areas now incorporated into the City of Thousand Oaks. The CRPD, in cooperation with the City, continues to serve as the public parks and recreation department in the area, including for facilities within the City as well as other portions of eastern Ventura County.

The CRPD provides numerous recreational facilities within the area for a variety of recreation opportunities.[60] Additional open space and recreational facilities are available within the CLU campus.[61] The proposed project would not add any residential units and would replace an existing CLU academic building with another, serving an equivalent number of students, faculty, and staff. No change in population would occur. Therefore, the project would not result in a substantial increase in park usage such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, the project would have no impact pertaining to park and recreation facilities.

Mitigation Measures: No mitigation measures are required.

b. No Impact. A significant impact may occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. As discussed in Section XVI.a., the project would not introduce a new residential population and would replace an existing academic building with another serving an equivalent number of people. The project would not require the construction or physical expansion of existing recreational facilities and therefore, the project would have no impact.

Mitigation Measures: No mitigation measures are required.

[60] Conejo Recreation and Parks District Facilities. Accessed April 17, 2020 at: https://www.crpd.org/facilities/.
[61] California Lutheran University Outdoor Recreation. Accessed April 17, 2020 at: https://www.callutheran.edu/students/outdoor-recreation/ and Sports and Fitness. Accessed April 17, 2020 at: https://www.callutheran.edu/student-life/sports-fitness.html.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

Impact Analysis

a. No Impact. A significant impact may occur if the project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project would not increase the number of students, faculty, or staff and would therefore generate no additional vehicle trips. The project would demolish an existing walkway and curb ramp within the university, and trenching for utilities will temporarily occur in a portion of Pioneer Avenue, which is interior to the Campus. The reconstruction would be temporary and would not affect overall pedestrian and roadway area access.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact may occur if the project would conflict or be inconsistent with CEQA Section 15064.3 subdivision (b). Senate Bill 743 (SB 743) was enacted in September 2013 changing the way transportation impact analysis is conducted under CEQA. These changes include the elimination of auto delay, Level of Service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant traffic impacts under CEQA. In accordance with the Governor's Office of Planning and Research (OPR) revisions to the CEQA statute and Guidelines, a lead agency must comply by July 1, 2020, but may elect to be governed by the vehicle miles travelled (VMT) guidelines immediately. While the use of VMT to determine impacts would replace the analysis of Level of Service (LOS) for CEQA purposes, though agencies may continue to use LOS for other purposes.

Demolition and Construction Vehicle Trips

The demolition process would take approximately two weeks and result in waste to be hauled off site. The phases of the construction process – site preparation, grading, vertical construction, and paving – are expected to last approximately a year and a half. During this process, work crew vehicles, and delivery trucks would enter and exit the site from public roadways. The project site and adjacent areas within the campus have sufficient space for temporary construction crew parking and equipment staging to take place during all phases of construction, thereby minimizing the interference of construction vehicles with existing

vehicle circulation. Furthermore, the Applicant will retain the same subcontractor for demolition, site preparation, and grading, thereby minimizing the delivery of off-road construction equipment to and from the project site. The project would comply with applicable construction traffic control requirements, thereby reducing temporary construction-related traffic impacts to less than significant.

Operational Vehicle Trips

The project would not increase the number of students or faculty and would therefore generate no additional trips or VMT. As such, operational traffic impacts would be less than significant with respect to both LOS and VMT.

Mitigation Measures: No mitigation measures are required.

c. No Impact. A significant impact may occur if the project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

The project would reconstruct an existing curb ramp at an existing crosswalk on Memorial Parkway in the same location, which would not increase hazards or introduce incompatible uses. The project would not affect design of any public or private roadways or introduce incompatible uses. In addition, the project would not create or alter any driveways.

Mitigation Measures: No mitigation measures are required.

d. No Impact. A significant impact may occur if the project would result in inadequate emergency access. Memorial Parkway, an internal university street that has one lane in each direction, provides access to the project site. The project would not increase the number of students, faculty, or staff and would therefore generate no additional vehicle trips. The project would not inhibit any emergency access routes as it would be fully contained on the existing parcel. The project would not require or build or alter any new roads, access roads, or parking lots. The project would be subject to requirements and approval by the VCPD. Therefore, the project would have no impact with regard to emergency access.

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. 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 5020.1(k)?	☐	☐	☐	☒
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.	☐	☐	☒	☐

Impact Analysis

The following analysis is based on the Cultural Resource Phase I Assessment of the project site prepared by Envicom Corporation that included a record search from the California Native American Heritage Commission (NAHC) (Appendix D). The City has received no requests for Tribal Consultation under AB-52.

a. No Impact. A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 listed, or eligible for listing, in the California Register of Historical Resources, or in a local register of historical resources. As discussed in Section V.a, in Cultural Resources, the site is improved and does not contain historical resources. The Cultural Resources Phase I Assessment involved a SCCIC record search of the subject property plus a 0.25-mile radius surrounding the subject property (combined, the "study area"). The results of the SCCIC record search found no previously identified cultural resources and one cultural resource report (VN-02098) that involved the project development footprint. This report, entitled "Phase I Archaeological Survey of the California Lutheran University Master Plan Study Area, Thousand Oaks, Ventura County, California," by W & S Consultants of Simi Valley, did not find any cultural resources within the report's study area. No additional cultural resource reports dealt with either the development footprint or the 0.25-mile portion of the project study area, and the City has received no Tribal Consultation data suggesting otherwise. Therefore, the would not project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC 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 listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in the PRC, and no impact would occur.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 determined by the lead agency, in its discretion and supported by substantial evidence, to be significant, with the agency taking into consideration the significance of the resource to a California Native American tribe.

As described above in XVIII.a and in Section V, a less than significant impact would occur to a tribal cultural resource defined in the PRC has been proposed or would occur. Section V. includes a regulatory compliance measure for the inadvertent discovery of human remains, which would include Native American human remains. With regulatory compliance, project impacts would be less than significant.

Regulatory Compliance Measures: RM CUL-2, which addresses the inadvertent discovery of human remains, shall apply (see Section V.).

Mitigation Measures: No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Impact Analysis

a. Less than Significant Impact. A significant impact may occur if a project would require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects. The project would generate water, wastewater, and stormwater typical of institutional uses in compliance with applicable federal, state, and local laws, statutes, and ordinances. As infill development on a site currently served with existing public utilities infrastructure, the project would not result in the relocation or substantial expansion of that infrastructure. See Section XIX.b. for an analysis of water supply and XIX.c. for an analysis of wastewater capacity. Although the proposed building would be urban infill and be compliant with modern, more water- and energy-efficient codes, the project could generate a marginal net increase in demand for electric power, natural gas, and telecommunications facilities after subtracting the demand from the existing building to be demolished, and as such the project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact would occur if the project did not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

The California American Water Company, a member of the Calleguas Municipal Water District (CMWD), currently serves as the potable water purveyor to the existing project site and would provide potable water to the project. According to its 2015 Urban Water Management Plan (UWMP), the CMWD has sufficient water supplies available for normal year water demands through the Year 2040 with existing supply and recycled water supply, as well as for dry and multiple dry years.[62] Water supplies for 2020 for an average weather year are projected by the UWMP to be 123,695 acre-feet per year (AFY).

The project would remove an existing 8,434 sf academic building, and the construction and operation of a 28,471 sf academic building. While there would be a net increase in building square footage, there would be no increase in the number of students and therefore no increase in water demand. In addition, the new building would be more water-efficient than the old building.

The proposed project would comply with required Green Building Code requirements for water conservation, such as low-flush toilets and showerheads. Based on the availability of water supplies indicated in the UWMP, the CMWD would have sufficient water supply to serve the project and reasonably foreseeable future development accounted for in the UWMP. The project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required.

c. Less than Significant Impact. A significant impact would occur if a project would result in a determination by the wastewater treatment provider, which serves or may serve the project, that it does not have adequate capacity to serve a project's projected demand in addition to the provider's existing commitments.

The City of Thousand Oaks currently serves the wastewater needs of project site and would serve the project. Wastewater generated from the project site would be conveyed to the Hill Canyon Treatment Plant. Currently, the Hill Canyon Treatment Plant treats an average of 8.5 million gallons per day (mgd) of wastewater with the capacity to treat 14 mgd, and therefore has excess capacity of approximately 5.5 mgd.[63]

Existing sewer infrastructure would serve the project site. While the project would result in a net increase in building square footage, there would be no increase in the number of students, faculty and staff, and therefore no substantial increase in water demand. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Less than Significant Impact. A significant impact may occur if a project were to increase solid waste generation to such a degree that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. Solid waste generated within the City is recycled, reused, and transformed at waste-to-energy facilities or disposed of at landfills. The Simi Valley Landfill and Recycling Center (SVLRC) would serve the proposed project site and is managed by Waste Management. The SVLRC

[62] Calleguas Municipal Water District, 2015 Urban Water Management Plan – Final, June 2016. Accessed on January 8 2020 at http://www.calleguas.com/images/docs-documents-reports/cmwdfinal2015uwmp.pdf.

[63] City of Thousand Oaks Department of Public Works, Hill Canyon Treatment Plant, Accessed on January 8, 2020 at: https://www.toaks.org/departments/public-works/operations/hill-canyon-treatment-plant.

is permitted to accept up to 3,000 tons per day of waste and can accept 6,250 tons of recyclable materials.[64] The SVLRC accepts municipal solid waste, construction and demolition materials, clean dirt, clean asphalt, and concrete.[65]

Demolition and Construction

The project would demolish approximately 8,434 sf of existing structures and construct a 28,471 square foot academic building. A much smaller area of existing walkway paving would also be demolished and rebuilt.

The project would require construction waste diversion of at least 65 percent, in accordance with the California Green Building Standards Code (Section 5.408). Disposal of demolition waste would occur over approximately 10 days and disposal of construction waste over 370 days. Total demolition and construction waste disposal from the project, 860 tons, would be disposed over 390 days total[66] or approximately 2.4 tons per day (tpd) of waste, which represents less than one percent (0.08 percent) of the 3,000 tpd of permitted capacity for waste daily disposal capacity at Simi Valley Landfill, and the impact would be short-term. Construction waste generation would be short-term and would not exceed the daily permitted capacity of the Simi Valley Landfill resulting in a less than significant impact.

Operations

Future employees of the proposed academic building would generate solid waste typical of classroom, office, and associated auxiliary uses. Collection of solid waste would be provided by Waste Management, which is the existing provider for the campus. While the project would result in a net increase in building square footage, there would be no increase in the number of students, faculty, and staff generating waste and therefore no increase in landfill capacity demand. Therefore, operational solid waste impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

e. Less than Significant Impact. A significant impact may occur if a project would generate solid waste not disposed of in accordance with applicable regulations. The project would generate solid waste typical of commercial uses and would comply with applicable federal, state, and local laws, statutes, and ordinances regarding the proper disposal of solid waste. Appropriate disposal of potentially hazardous materials from demolition of existing structures is required, as discussed in Section IX, Hazards and Hazardous Materials, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

[64] Waste Management, Simi Valley Landfill, Accessed on January 8, 2020 at: https://www.wm.com/location/california/ventura-county/landfill/index.jsp.

[65] Waste Management, Simi Valley Landfill Accepted Materials, Accessed on January 8, 2020 at: https://www.wm.com/location/california/ventura-county/landfill/acceptable-materials.jsp.

[66] Roughly: 300 days building construction, 40 days paving, 30 days architectural coating.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or land classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Impact Analysis

Wildfires are of particular concern in areas designated as a Very High Fire Hazard Severity Zone (VHFHSZ). As shown on the City's General Plan Safety Element, the project site is not located within land classified as a VHFHSZ.[67] As shown on the City's General Plan Safety Element, the project site is not located within land classified as a VHFHSZ.[68]

a. Less than Significant Impact. The project may have a significant impact if it would substantially impair an adopted emergency response plan or emergency evacuation plan. The project would replace an existing academic building with another larger academic building that would serve an equivalent number of students, faculty, and staff. Located within the existing developed CLU campus, the project site is infill development located in an urbanized portion of the City and is not within land classified as a VHFHSZ. The project site and surrounding vicinity is developed and zoned for institution uses and served by existing vehicular ingress and egress routes to the State Route 23 Freeway, the U.S. Route 101 (or Ventura Freeway), and Santa Rosa Road. The Safety Element of the City General Plan shows these roadways as evacuation routes.[69] Similar to the existing academic building on the site, the proposed academic building would not permanently alter vehicular circulation routes or impair public access upon public rights-of-way, including

[67] City of Thousand Oaks, General Plan Safety Element, Figure 10: Very High Fire Hazard Severity Zone. Accessed on February 12, 2020 at: https://www.toaks.org/departments/community-development/planning/general-plan/.
[68] City of Thousand Oaks, General Plan Safety Element, Figure 10: Very High Fire Hazard Severity Zone. Accessed on February 12, 2020 at: https://www.toaks.org/departments/community-development/planning/general-plan/.
[69] City of Thousand Oaks, General Plan Safety Element, Figure 11: Evacuation. Accessed on February 12, 2020 at: https://www.toaks.org/departments/community-development/planning/general-plan/.

access to and from the evacuation routes. The university has sufficient space for temporary construction crew parking and equipment staging to take place in and around the project site within the university during all phases of construction, thereby minimizing the interference of construction vehicles with existing vehicle circulation. Therefore, neither project construction nor operations would physically interfere with an adopted emergency response plan or emergency evacuation plan, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. The project may have a significant impact if, due to slope, prevailing winds, and other factors, the project would exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. The project site is on relatively level ground with no hillsides and is not located in a VHFHSZ.

The proposed updated building would meet all the latest fire code requirements. In addition to meeting fire code requirements, existing VCFD fire stations in the vicinity would serve the proposed project. VCFD Fire Station No. 34, currently located at 555 E. Avenida De Los Arboles is nearest the project site.[70] Station No. 34 is approximately 1.0 driving miles southeast of the project site. Station 34 is scheduled to be relocated closer to the project site, with construction scheduled to begin in fall 2020.[71] The relocated Station 34 will be located approximately 0.4 driving miles southeast of the project site on Mountclef Boulevard, between Avenida De Los Arboles and Faculty Street. Other VCFD fire stations in the project vicinity and approximate distances include Station 30 (4.0 miles), Station 44 (4.2 miles) and Station 37 (5.5 miles). Because the project site is not within a VHFHSZ, has none of the specified wildfire-exacerbating characteristics, will be compliant with the fire code, and is proximate to several VCDF Stations, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. No Impact. A project may have a significant impact if it would require the installation of associated infrastructure that may exacerbate fire risk or may result in temporary or ongoing impacts to the environment. The project is infill development that would replace an existing academic building dealership served by existing roads, emergency water sources, power lines, and utilities. While minor on-campus utility trenching will occur to assure adequate service to the new building, no extensions beyond the campus into areas of wildfire concern would occur. Therefore, the project would not result in the installation of associated infrastructure that would not exacerbate fire risk or result in temporary or ongoing impacts to the environment, and the project would have no impact.

Mitigation Measures: No mitigation measures are required.

d. Less than Significant Impact. A project may have a significant impact if it would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

The project site is relatively level, is not immediately downslope from naturally vegetated hillsides and is not located in a designated flood zone.[72] As indicated in Section X, Hydrology and Water Quality, stormwater runoff generated by the proposed building would follow existing drainage patterns and the majority of runoff would flow into the proposed onsite stormdrain system. The proposed stormdrain system

[70] Ventura County Fire Department, Find Your Station. Accessed on February 14, 2020 at: https://vcfd.org/services/operations/stations.

[71] Ventura County Fire Department, Station 34. Accessed on February 14, 2020 at: https://vcfd.org/station-34.

[72] City of Thousand Oaks, General Plan Safety Element, Figure 8: Flood Zones. Accessed on February 12, 2020 at: https://www.toaks.org/departments/community-development/planning/general-plan/.

would convey runoff to two proposed bioswales and ultimately through a curb drain onto Memorial Parkway. The onsite stormdrain system will be sized for a 10-year storm event, as required and approved by Public Works and discussed in Section X, Hydrology and Water Quality. During final design, the site would be analyzed and conditioned by Public Works to ensure that the project building is protected from a 100-year storm event. Preliminary calculations in the Hydrology report show that the project would fulfill local agency requirements.[73] The urban project location and compliance with applicable regulatory requirements would not expose people or structures to significant downslope or downstream flooding or landslide risks resulting from runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant.

[73] Cooper M., Susanne, P.E., Preliminary Hydrology for the Proposed Management Building California Lutheran University, May 20, 2019.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	☐	☐	☒	☐
c. Does the project have environmental effects that cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Impact Analysis

a. Less than Significant Impact. A significant impact could occur if a project would significantly degrade the quality of the environment, substantially reduce the habitat of 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.

The project site is within the CLU campus, which is in an urbanized area surrounded by urban uses, including streets and utilities and public service infrastructure. The project is a replacement building for an existing academic building, Nygreen Hall. As such, it is an infill type project without limited short-term construction-phase impacts and no increase in operational impacts. The proposed limits of disturbance are contained within a previously developed site. As discussed in Sections IV., Biological Resources, V., Cultural Resources, and XVIII., Tribal Cultural Resources, with regulatory compliance, the project's impacts to these resources would be less than significant. Therefore, the project would not significantly degrade the quality of the environment, substantially reduce the habitat of 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. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Less than Significant Impact. A significant impact may occur if the impacts of the proposed project, in conjunction with the impacts of related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together.

As discussed throughout this document, with regulatory compliance none of the project's impacts would be considered significant. Because of the area's sensitivity for resources, regulatory compliance measures are called out for Sections IV., Biological Resources, V., Cultural Resources, VII., Geology and Soils, and XVIII., Tribal Cultural Resources. Further. However, none of the issues evaluated are at a currently known cumulative impact of a level where even a small contribution from a project could result in a cumulatively significant impact. Therefore, the proposed project's contribution would not be cumulatively considerable and would not significantly add or create a significant cumulative impact.

c. Less than Significant Impact. A significant impact may occur if the proposed project has the potential to result in significant impacts to humans either directly or indirectly. As all impacts would be less than significant with regulatory compliance, no substantial adverse impacts on human beings, either directly or indirectly, would occur and impacts would be less than significant.

5.0 REFERENCES

California Air Resources Board. California's 2017 Climate Change Scoping Plan. December 14, 2017. Available at: https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

California Code of Regulations, Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.

California Department of Conservation, Division of Mines and Geology, Special Report 145, Plate 1.17, Mineral Land Classification Map: Aggregate Resource Only, 1981.

California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Accessed on February 12, 2020 at: https://maps.conservation.ca.gov/cgs/EQZApp/app/.

California Energy Commission, California Gasoline Data, Facts, and Statistics, Accessed March 19, 2020 at: https://ww2.energy.ca.gov/almanac/transportation_data/gasoline/.

California Energy Commission, Diesel Fuel Data, Facts, and Statistics, Accessed March 19, 2020 at: https://ww2.energy.ca.gov/almanac/transportation_data/diesel.html.

California Energy Commission, Electricity Consumption By Entity, Accessed at http://www.ecdms.energy.ca.gov/elecbyutil.aspx on March 30, 2020.

California Lutheran University Outdoor Recreation. Accessed April 17, 2020 at: https://www.callutheran.edu/students/outdoor-recreation/ and Sports and Fitness. Accessed April 17, 2020 at: https://www.callutheran.edu/student-life/sports-fitness.html.

CARB, CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January 2008.

City of Thousand Oaks Community Development Department, General Plan Land Use/Circulation Elements Map, last updated October 20, 2015. Accessed on January 21, 2020 at https://www.toaks.org/departments/community-development/planning/general-plan/general-plan-goals-and-policies.

City of Thousand Oaks Department of Public Works, Hill Canyon Treatment Plant, Accessed on January 8, 2020 at: https://www.toaks.org/departments/public-works/operations/hill-canyon-treatment-plant.

City of Thousand Oaks Planning Department, General Plan Goals and Policies, adopted December 22, 1970, last amended January 28, 1997. Accessed on January 21, 2020 at https://www.toaks.org/departments/community-development/planning/general-plan/general-plan-goals-and-policies.

City of Thousand Oaks, Clean Power Alliance. Accessed March 25, 2020 at: https://www.toaks.org/departments/public-works/sustainability/energy/clean-power-alliance.

City of Thousand Oaks, Climate and Environmental Action Planning. Accessed March 25, 2020 at: https://www.toaks.org/departments/public-works/sustainability/climate-action-planning.

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

City of Thousand Oaks, Department of Planning and Community Development, General Plan Noise Element, May 2000. Accessed on February 19, 2020 at https://www.toaks.org/home/showdocument?id=340.

City of Thousand Oaks, General Plan Safety Element Accessed on February 12, 2020 at: https://www.toaks.org/departments/community-development/planning/general-plan/.

City of Thousand Oaks, Municipal Code. Accessed on February 20, 2020 athttps://codelibrary.amlegal.com/codes/thousandoaks/latest/overview.

Conejo Recreation and Parks District Facilities. Accessed April 17, 2020 at: https://www.crpd.org/facilities/.

Cooper M., Susanne, P.E., Preliminary Hydrology for the Proposed Management Building California Lutheran University, May 20, 2019.

Geolabs Westlake Village, Foundation and Soils Engineering, Geology, Geotechnical Investigation Proposed Steven D. Dorfman Center, South Campus, California Lutheran University, City of Thousand Oaks, California, April 29, 2019.

Jensen Design & Survey, Inc., Preliminary Hydrology for the Proposed Management Building California Lutheran University, May 20, 2019.

Mitsubishi Electric, Product Specifications for PURY-P216YSLMU-A, PUHY-P72YLMU-A, PUHY-P120YLMU-A, PUHY-P96YLMU-A, PUMY-P48NKMU2, PUMY-P60NKMU2, PUZ-A12NKA7, and PUZ-A24NKA7.

SCAQMD. Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. December 5, 2008. Accessed at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2.

Southern California Edison, Our Service Territory, Accessed at https://www.sce.com/about-us/who-we-are/leadership/our-service-territory, on March 20, 2020.

State Water Resources Control Board, GeoTracker. Accessed on February 14 at https://geotracker.waterboards.ca.gov/ profile_report.asp?global_id=T0611100363.

U.S. Department of Transportation, Federal Transit Administration, Office of Planning and Environment, Transit Noise and Vibration Impact Assessment Manual, FTA Report No. 0123, September 2018.

VCAPCD, Greenhouse Gas Thresholds of Significance Options for Land Use Development Projects in Ventura County, November 8, 2011 (revised).

VCSO, Thousand Oaks. Accessed on February 14, 2020 at: https://www.venturasheriff.org/divisions/patrol-services/thousand-oaks.

Ventura County Airport Land Use Commission, Airport Comprehensive Land Use Plan Update for Ventura County, Adopted July 7, 2000. Accessed on February 14, 2020 at: https://www.goventura.org/wp-content/uploads/2018/03/2000-airport-land-use-for-ventura-county.pdf.

Ventura County Fire Department, Find Your Station. Accessed on February 14, 2020 at: https://vcfd.org/services/operations/stations.

Ventura County Fire Department, Station 34. Accessed on February 14, 2020 at: https://vcfd.org/station-34.

Ventura County Sherriff's Office, Thousand Oaks. Accessed on February 14, 2020 at: https://www.venturasheriff.org/divisions/patrol-services/thousand-oaks.

Waste Management, Simi Valley Landfill, Accessed on January 8, 2020 at: https://www.wm.com/location/california/ventura-county/landfill/index.jsp.

6.0 PREPARERS

Envicom Corporation
4165 E. Thousand Oaks Boulevard, Suite 290
Westlake Village, CA 91362
Contact: Ms. Laura Kaufman, Vice President, Environmental Services
Tel: (818) 879-4700
Email: lkaufman@envicomcorporation.com

Contributing Staff:

Ms. Laura Kaufman, Vice President, Environmental Services, Project Manager for the ND
Dr. Wayne Bischoff, Director of Cultural Resources
Mr. James Anderson, Senior Biologist
Mr. Charles Cohn, Project Manager
Mr. David West, Biologist
Mr. Daniel Kaufman, Environmental Planner
Ms. Samantha Renta, Cultural Resource Manager
Mr. Chris Boyte, Manager, GIS
Ms. Renee Mauro, Office Manager