



# Community Development Department

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Thousand Oaks Community Development Department has prepared a Draft Negative Declaration (ND 2019-71089) for the following project.

**Project Nos.:** Special Use Permit Minor Modification (SUMN) 2019-70495  
Oak Tree permit (OTP) 2019-70498  
Landmark Tree Permit (LTP) 2019-71078; and  
Negative Declation (ND) 2019-71089

**Location:** 130 Memorial Parkway  
APN: 521-0-203-065

**Applicant:** California Lutheran University

**Project Contact:** Carlos Contreras  
Senior Planner  
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[ccontreras@toaks.org](mailto:ccontreras@toaks.org)

**POSTED**  
JUL 13 2020  
MARK A. LUNN  
Ventura County Clerk and Recorder  
By: \_\_\_\_\_, Deputy

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### Project Description

The proposed project is a request to demolish and replace the existing 8,434 square-foot building (Nygreen Hall) with a new 28,471 square-foot, two-story, 35 feet in height, including grading, hardscape, landscape and encroachment into the protected zone of two oak trees and one landmark tree. The subject property consists of a 10.32-acre parcel located at 130 Memorial Parkway within the Public, Quasi-Public, and Institutional Lands and Facilities (P-L) zone district and General Plan land use designation of Institutional.

The proposed project 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 the existing academic building constructed in 1973, which consists of six classrooms and six offices. The proposed new two-story building ("Dorfman Building") consists of a first floor that includes six classrooms, seven offices, restrooms, workspace, storage, building support rooms as well as student gathering areas. The second floor includes 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.

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The City of Thousand Oaks has performed a comprehensive evaluation of the potential impacts for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines and has determined that there is no substantial evidence the proposed project may have a significant effect on the environment. This Notice is to advise interested parties that the City of Thousand Oaks intends to adopt a Negative Declaration for the project identified above.

A 21-day public review period for the proposed Negative Declaration will begin **July 13, 2020 and end August 3, 2020**. The document is available for public review at the City of Thousand Oaks, Planning Division, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362 or on the City's website at:

<https://www.toaks.org/departments/community-development/planning/environmental-impact>.

Any comments on this Negative Declaration must be received by the Community Development Department office in writing by **5:00 p.m. on August 3, 2020**.



Digitally signed  
by Carlos  
Contreras  
Date:  
2020.07.09  
16:36:02 -07'00'

Signature: \_\_\_\_\_

Publication Date: July 13, 2020

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