Initial Study/Mitigated Negative Declaration

1100 Rancho Conejo Life-Science Campus

SEPTEMBER 2022

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Acronyms and Abbreviations

Acronym/ Abbreviation	Definition
µg/L	micrograms per liter
µg/m^3	micrograms per liter per cubic meter
AB	Assembly Bill
ADA	Americans with Disabilities Act
ADMRT	Air Dispersion Modeling and Risk Tool
ADT	average daily traffic
AERMOD	American Meteorological Society/Environmental Protection Agency Regulatory Model
AFY	acre-feet per year
amsl	above mean sea level
AQMP	Air Quality Management Plan
ATP	Active Transportation Plan
bgs	below ground surface
BMP	best management practice
BTEX	benzene, toluene, ethylbenzene, and xylene
Btu	British thermal unit
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal-Am	California American Water
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
City	City of Thousand Oaks
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CRHR	California Register of Historical Resources
dB	decibel
dBA	A-weighted decibel
DPM	diesel particulate matter
DPR	California Department of Parks and Recreation
EPA	U.S. Environmental Protection Agency

Acronym/ Abbreviation	Definition
ESA	Environmental Site Assessment
FTA	Federal Transit Administration
g/L	grams per liter
GHG	greenhouse gas
HARP2	Hotspots Analysis and Reporting Program Version 2
HRA	Health Risk Assessment
in/sec	inches per second
IP	Invertebrate Paleontology
IS	Initial Study
ISA	International Society of Arboriculture
kBtu	thousand British thermal units
kW	kilowatt
kWh	kilowatt-hour
LACM	Natural History Museum of Los Angeles County
L_{dn}	day–night average noise level
LEED	Leadership in Energy and Environmental Design
L_{eq}	energy-equivalent noise level
LID	low-impact development
MM	Mitigation Measure
MND	Mitigated Negative Declaration
MS4	Municipal Separate Storm Sewer System
MT	metric ton
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NO_2	nitrogen dioxide
NO_x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O_3	ozone
PCB	polychlorinated biphenyl
PCE	tetrachloroethene
PM_{10}	coarse particulate matter
$PM_{2.5}$	fine particulate matter
ppv	peak particle velocity
PRC	California Public Resources Code
Project	1100 Rancho Conejo Life-Science Campus Project
RTP	Regional Transportation Plan
SB	Senate Bill
SCAB	South-Central Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison

Acronym/ Abbreviation	Definition
SCS	Sustainable Communities Strategy
SMP	Soil and Soil Vapor Management Plan
SQUIMP	Stormwater Quality Urban Impact Mitigation Plan
SVLRC	Simi Valley Landfill and Recycling Center
SVP	Society of Vertebrate Paleontology
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminant
TCE	trichloroethene
TPZ	tree protection zone
USFWS	U.S. Fish and Wildlife Service
VCAPCD	Ventura County Air Pollution Control District
VCFD	Ventura County Fire Department
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
VP	Vertebrate Paleontology
WEAP	Worker Environmental Awareness Program

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1 Introduction

1.1 Project Description

The proposed 1100 Rancho Conejo Life-Science Campus Project (Project) is a request for a Development Permit (2022-70164), a Special Use Permit for Alcohol Sales (2022-70165), a Landscape Plan Check (2022-70166), and a Protected Tree Permit (2022-70167) for the Project site, which is located at 1100 Rancho Conejo Boulevard in the City of Thousand Oaks, Ventura County, California (Figure 1, Project Location). The Project applicant is Alexandria Real Estate Equities Inc.

The Project site is an 18.99-acre parcel that includes three existing two-story buildings totaling 167,475 square feet: Building B35 is 23,761 square feet; Building B36 is 63,333 square feet; and Building B37 is 80,381 square feet (Figure 2, Project Site). These buildings are used for office and lab space. The property also includes an associated surface parking lot with 596 parking spaces, landscaping (including 77 protected trees, of which 45 are oak trees and 32 are sycamore trees), emergency generators, and infrastructure improvements. The buildings on site were occupied by Amgen, an international life-science company, through 2017. The buildings have been unoccupied since 2017.

The applicant proposes to demolish all existing structures on the Project site and redevelop the site with four buildings totaling 351,164 square feet (a net increase of 183,689 square feet) flanking a central courtyard and surrounded by a surface parking lot with a total of 854 parking spaces, and associated landscaping, lighting, emergency generators, and infrastructure improvements (Figure 3, Site Plan). The Project site is within the Industrial Park (M-1) zone district with an Industrial land use designation (Figure 4, General Plan Land Use).

The buildings are targeting a Leadership in Energy and Environmental Design (LEED) Silver certification. A one-story amenity building (25,840 square feet) would include a 5,300-square-foot restaurant and lounge open to the public, and the remainder of the building would include conference rooms and a fitness center open to employees only. Three two-story lab/office buildings, totaling 325,324 square feet (Building A: 130,426 square feet; Building B: 67,726 square feet; Building C: 127,172 square feet), would consist of approximately 40% office and 60% lab uses, with common lobbies, restrooms, and loading areas.

Of the 77 protected trees located on site, 13 (9 oak trees and 4 sycamore trees) are to be protected in place, 10 oak trees are to be relocated on site, and 54 (31 oak trees and 23 sycamore trees) are proposed to be removed and replaced at a 3:1 ratio. The applicant estimates a net 39,000 cubic yards of fill grading would be required (cut: 26,000 cubic yards; fill: 65,000 cubic yards). Vehicular and pedestrian access to the site is proposed from Ventu Park Road. Delivery vehicle and emergency access would be provided from both Rancho Conejo Boulevard and Ventu Park Road. Project construction activities are anticipated to take approximately 36 months.

Employees would have access to the site 24 hours a day, 365 days a year. The public would have access to the restaurant and lounge only, from 7:00 a.m.–11:30 p.m. Monday through Sunday, for breakfast, lunch, and dinner. The Project includes a request to sell alcohol, consistent with the Department of Alcohol Beverage Control License Type 48 (On-Sale General–Eating Place), which authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises, and the sale of beer and wine for consumption off the licensed premises. The operator must maintain the licensed premises as a bona fide eating place.

Approximately 2,250 employees would work on the campus, but not all at the same time. Approximately 2,168 lab/office employees are anticipated to work on the campus. Approximately 70 employees are anticipated to work at the restaurant, and approximately 8 employees are anticipated to work in the fitness center. Special events with 100 or fewer people are expected to occur on the campus as frequently as weekly and during the hours of 7:00 a.m. through 9:00 p.m.

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. The proposed Project constitutes a project as defined by CEQA (California Public Resources Code [PRC], Section 21000 et seq.). CEQA Guidelines Section 15367 states that a "Lead Agency" is "the public agency which has the principal responsibility for carrying out or approving a project." Therefore, the City of Thousand Oaks (City) is the lead agency responsible for compliance with CEQA for the proposed Project.

As lead agency for the proposed Project, the City must complete an environmental review to determine if implementation of the Project would result in significant adverse environmental impacts. To fulfill the purpose of CEQA, an Initial Study (IS) has been prepared to assist in making that determination. Based on the nature and scope of the proposed Project and the evaluation contained in the IS Environmental Checklist (contained herein), the City, as the lead agency, concluded that a Mitigated Negative Declaration (MND) is the proper level of environmental documentation for the proposed Project.

The IS shows that impacts caused by the proposed Project are either less than significant or significant but mitigable with incorporation of appropriate mitigation measures as defined herein. This conclusion is supported by CEQA Guidelines Section 15070, which states that an MND can be prepared when "(a) the initial study shows that there is not 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."

The City will prepare a Mitigation Monitoring and Reporting Program pursuant to CEQA Guidelines Section 15074(d), which requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when an MND identifies measures to mitigate or avoid significant environmental effects. The Mitigation Monitoring and Reporting Program will be submitted with the Final IS/MND.

1.3 Background and Existing Conditions

According to City files, the Project site has been in use from at least 1938 until the present for a variety of land uses, including agricultural and grazing and commercial. From 1938 until the late 1970s, the Project site was used for grazing and agricultural uses. A three-parcel subdivision for a 42-acre property was approved by the County of Ventura in 1972, and in 1973, the Seventh Day Adventist Church and the Adventist Media Center developed a communication center consisting of administrative offices, radio and television recording studios, a printing plant, a mail order department, and warehouse space. That project was approved under a Negative Declaration and Conditional Use Permit (CUP 3329). In 1977, the Ventura County Planning Commission approved Resolution

No. 77-41 to allow a caretaker's mobile home on the subject property (Conditional Use Permit 3720). The earliest building permits for the property were issued by the County of Ventura for the Seventh Day Adventist project. Subsequently, the City of Thousand Oaks was incorporated, and the permit history extends from 1983 to the present, with a series of changes to the property. In 1983, the City Council adopted Resolution 83-326 certifying EIR 144; Resolution 83-327 approving a General Plan Amendment request to change the land use of approximately 1,950 acres for open space, industrial, commercial, and residential uses and initiating Annexation procedures (Annexation 96, LU 82-124, EIR 144); and Resolution 83-329. In 1984, the City Council adopted Resolution 84-001 reinitiating Annexation procedures, and Resolution 84-002 initiating a pre-zoning study (Annexation 96, LU 82-124, Z-77-441, SP 7, EIR 144). In 1986, the Local Agency Formation Commission (LAFCo) approved the annexation request via LAFCo Revised Resolution 84-11 and requested the City enter into a working agreement with the Ventura County Resource Conservation District to facilitate conservation practices in connection with the development of the annexed properties (Annexation 96). In 1989, City Council approved Resolution 88-06 approving an amendment to the Land Use and Circulation Elements of the General Plan (LU 84-139), and the City Council adopted Resolution 89-86 approving the MGM Reorganization into the City of Thousand Oaks and detachment from the Ventura County Resource Conservation District (Annexation 96). From 1991 to 1997, a number of building permits were approved for the site as a part of new development, and in 1995, Amgen purchased the property converting all of the buildings to office space. Amgen occupied the property and all buildings until 2017. The property was purchased in 2019 by Alexandria Real Estate Equities, and they are the applicant for this Project.

1.4 Public Review Process

The IS/MND for the proposed Project will be released for a 30-day public review period from September 6, 2022 through October 6, 2022. During this public review period, written comments on the adequacy of the Draft IS/MND can be submitted by all interested public agencies, organizations, community groups, and individuals to the following contact by mail or email no later than 5:00 p.m. on October 6, 2022. It is anticipated that a public hearing will occur no earlier than October 24, 2022.

The Draft IS/MND will be available for public review during the comment period at the following locations:

- Online at https://www.toaks.org/departments/community-development/planning/environmental-impact.
- City of Thousand Oaks Planning Counter
  2100 East Thousand Oaks Boulevard
  Thousand Oaks, California 91362

The Final IS/MND will include a copy of each comment letter provided during the public review period of the IS/MND, followed by a formal response. The City's responses to comments on the IS/MND represent a good-faith, reasoned effort to address the environmental issues identified by the comments. Pursuant to CEQA Guidelines Section 15074(b), decision makers will consider the proposed IS/MND together with the comments received during the public review process.

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2 Summary of Findings

Based on the IS and supporting environmental analysis prepared for the Project (Chapter 3, Initial Study Checklist), the proposed Project would have no impact or less-than-significant impacts in the following areas: agriculture and forestry resources, energy, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, and tribal cultural resources. According to the CEQA Guidelines, it is appropriate to prepare an IS/MND for the proposed Project because any potentially significant environmental impacts identified would be reduced to less than significant with incorporation of the recommended mitigation measures.

2.1 Environmental Factors Potentially Affected

Implementation of the proposed Project would have the potential to have significant impacts on the following topics without the mitigation measures described herein: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, utilities and service systems, and wildfire. However, with implementation of the mitigation measures identified in this IS/MND, each potentially significant impact would be reduced to a less-than-significant level. Refer to Table 2-1 for a summary of Project impacts and mitigation measures.

2.2 Environmental Determination

As discussed in Chapter 3 of this IS/MND, implementation of the proposed Project could result in significant impacts (see Table 2-1). Although the proposed Project could have a significant effect on the environment, the mitigation measures adopted as part of the Project would reduce Project impacts such that a significant effect would not occur. As such, an MND is the appropriate environmental document for the Project, and further mitigation would not be necessary.

See Chapter 3 of this IS/MND for the checklist and further analysis regarding potential impacts and mitigation measures identified for the proposed Project.

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
Aesthetics			
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Potentially significant	MM-AES-1: The Project applicant shall submit a lighting schedule plan and photometric study to the City of Thousand Oaks for review and approval prior to issuance of building permits demonstrating compliance with Thousand Oaks Municipal Code Sections 8-1.19 and 9-4.2405. The lighting schedule shall document the location, quantity, type, and luminance of all fixtures proposed on the Project site. With the exception of bollard and similar ground-level lighting, all exterior lighting shall be shielded and downcast to minimize light spillover on adjacent properties. MM-BIO-4 (see below)	Less than significant
Air Quality			
b) Would the project 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?	Less than significant	MM-AQ-1: Heavy-duty diesel-powered construction equipment greater than 50 horsepower shall be equipped with Tier 4 Final or better diesel engines. The City of Thousand Oaks shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards per the Ventura County Air Pollution Control District Guidelines. Equipment engines must be maintained in good condition and in proper tune as per manufacturer's specifications. MM-AQ-2: During construction activities, the contractor shall, at a minimum, electrify or use alternative fuels (non-diesel) for the operation of all equipment less than 50 horsepower (welders). In addition, electricity use during construction activities shall come from the existing electric grid instead of a diesel generator. If a generator is necessary for the completion of construction activities, a non-diesel generator shall be used. An exemption from the requirements in MM-AQ-1 and MM-AQ-2 may be granted by the City of Thousand Oaks (City) in the event that the applicant documents that equipment with the required tier or fuel type is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an	Less than significant

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet owners/operators in Ventura County were contacted and that those owners/operators confirmed Tier 4 Final or electric equipment could not be located within Ventura County. Further, if an exemption is granted by the City, the applicant shall use a minimum of Tier 3 equipment in place of the Tier 4 Final equipment.	
c) Would the project expose sensitive receptors to substantial pollutant concentrations?	Potentially significant	MM-AQ-1 (see above) MM-AQ-2 (see above)	
Biological Resources			
a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Potentially significant	MM-BIO-1: Pre-Construction Nesting Bird Survey. A pre-construction survey for nesting birds shall be conducted by a qualified biologist to determine if active (nests containing eggs, nestlings, or associated with dependent fledglings) of special-status birds, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present in the construction zone or within 300 feet of the construction zone. The survey shall be conducted within 1 week prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31). The pre-construction nesting bird survey shall be repeated if there is a delay in the start of construction activity or if a lapse in construction activity of 2 weeks or greater has occurred. A report documenting the results of the pre-construction nesting bird survey(s) shall be completed and submitted to the City within 48 hours of the survey. MM-BIO-2: Nesting Bird Buffers and Requirements. If active nests are found, a no-construction buffer shall be established at a minimum of 50 feet for non-raptor bird species and 200 feet for raptor species (this distance may be greater depending on the bird species and construction activity, as determined by the qualified biologist) around the nest site where it overlaps	Less than significant

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		with work areas. Tree and vegetation clearing and construction within the no-construction buffer shall be postponed or halted, at the discretion of the qualified biologist. In addition, all active nests shall be mapped with a GPS unit. Nest locations with associated buffers overlain shall be plotted on aerial photographs to provide regularly updated maps to inform the Project manager/engineer and construction crew of areas to avoid. The qualified biologist shall also serve as a construction monitor during the breeding season to ensure that there are no inadvertent impacts to nesting birds. Follow-up active nest surveys shall be conducted by a qualified biologist no less than every 14 days following identification of an active bird nest until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. A bird nest monitoring report shall be completed and submitted to the City of Thousand Oaks within 48 hours of each survey.	
b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Potentially significant	MM-BIO-3: California Native Landscaping. Prior to issuance of a Project building permit, the applicant shall incorporate a minimum of 1.0 acres of a combination of California native shrub and California native perennial understory species known to occur in the Thousand Oaks area into the Project's Landscape Plan. The California native plant species shall have a low or very low water use category, according to the 2014 University of California, Davis Water Use Classification of Landscape Species, and shall be appropriate to the hydro zones identified in in the Landscape Plan/Irrigation Plan. The Project's landscaping shall be maintained to include no less than 1.0 acres of California native landscaping on the property.	Less than significant
d) Would the project 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?	Potentially significant	MM-AES-1 (see above) MM-BIO-4: Exterior and Interior Lighting. Exterior lighting shall be designed to minimize upward-directed lighting, and Project design shall minimize the duration and amount of exterior and interior lighting to be in accordance with the Thousand Oaks Municipal Code Sections 8-1.19 and 9-4.2405 and any other related federal and state regulations such as	Less than significant

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		California Code of Regulations Title 24. Pursuant to this requirement, the following lighting design standards shall be incorporated: ▪ Incorporate fixture hoods/shielding to orient exterior lighting downward and eliminate horizontal glare and upward-directed light. ▪ Install automatic motion sensors and controls on exterior lighting to minimize lighting durations, unless approved by the Community Development Director and Police Chief. The project may operate until 11:30 pm. ▪ Institute measures to ensure that interior lights are turned off when not in use, unless approved by the Community Development Director and Police Chief. ▪ Assess site Assess site quality and quantity of light needed, avoiding over-lighting with newer technology.	
e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Potentially significant	MM-BIO-5: Relocation Tree Maintenance and Monitoring. The relocation trees shall be maintained and monitored for 5 years by an International Society of Arboriculture (ISA) Certified Arborist following tree relocation and installation. Trees shall be installed per ISA tree planting specifications under the direction and supervision of an ISA-Certified Arborist. A refundable cash security deposit, in an amount equal to the cost of purchasing an equivalent nursery-grown oak tree and in an amount acceptable to the Community Development Director, shall be made with the Community Development Department prior to tree relocation. The deposit shall be refunded after 12 months if, in the opinion of the Community Development Department, the relocated tree has survived and is considered to be in good health. If the tree is considered to be marginal, the deposit shall be retained for an additional 12 months, when another inspection shall be conducted. If the health of the tree is unchanged or has declined, the developer shall remove the relocated tree and replace it with an equivalent nursery-grown oak tree. The security deposit shall then be refunded to the developer. If a relocation tree fails/dies within the first 5 years after installation, it shall be replaced with a tree of equal or greater diameter at 4.5 feet above natural grade, or multiple trees that sum to the diameter at	Less than significant

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		4.5 feet above natural grade of the dead relocation tree, or the developer shall replace the dead relocation tree at a 3:1 ratio per City of Thousand Oaks regulations. Installed trees shall be monitored by an ISA-Certified Arborist for the first 5 years after installation. The ISA-Certified Arborist shall submit an annual report documenting tree species, diameter, height above grade, measured dripline, appearance and health conditions, physical description, and photographs of each tree. The developer shall be responsible for the costs associated with the monitoring and reporting requirement. MM-BIO-6: Protected Tree Removal and Replacement. All protected oak and sycamore trees shall be replaced at a 3:1 ratio for total of 108 24-inch-box size trees and 54 36-inch-box size trees, consisting of similar species to those being removed. The replacement trees shall be planted and depicted on the landscape architect's planting plan. If different sized trees are proposed for installation or an alternate mitigation site is identified, the proposed size, quantity, and site shall be approved by the City of Thousand Oaks Community Development Director. Additionally, a 5-year tree maintenance fee, in an amount acceptable to the Community Development Director, shall be paid to the Community Development Department for off-site replacement trees. Trees shall be installed per International Society of Arboriculture (ISA) tree planting specifications under the direction and supervision of an ISA-Certified Arborist. Installed trees shall be monitored by an ISA-Certified Arborist for the first 5 years after installation. The ISA-Certified Arborist shall submit an annual report documenting tree species, diameter, height above grade, measured dripline, appearance and health conditions, physical description, and photographs of each tree. The developer shall be responsible for the costs associated with the monitoring and reporting requirement. MM-BIO-7: Tree Protection prior to Construction. An International Society of Arboriculture (ISA) Certified Arborist shall be retained to oversee implementation of the following:	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		Fencing. All remaining trees that will not be relocated or removed shall be preserved and protected in place. Trees within approximately 15 feet from the trunk or 5 feet outside the dripline, whichever is greater, of proposed construction activity shall be temporarily fenced with chain link or other material satisfactory to City of Thousand Oaks planning staff throughout grading and construction activities. The fencing shall be installed 15 feet from the trunk or 5 feet outside the dripline, whichever is greater, of each tree (or edge of canopy for cluster of trees), shall be 4 feet tall, and shall be staked every 6 feet. The fenced area shall be considered the tree protection zone (TPZ) unless proximate construction requires temporary removal. **Flagging.** Aboveground tree parts that could be damaged by construction equipment (e.g., low limbs, trunks, roots protruding from the soil) shall be flagged with red ribbon prior to the start of construction. **Pre-Construction Meeting.** A pre-construction meeting shall be held between all contractors (including grading, tree removal/pruning, builders) and the ISA-Certified Arborist. The ISA-Certified Arborist shall instruct the contractors on tree protection practices and answer any questions. All equipment operators and spotters, assistants, or those directing operators from the ground shall provide written acknowledgment of having received tree protection training. This training shall include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices that will accomplish such. MM-BIO-8: Tree Protection and Maintenance during Construction. An International Society of Arboriculture (ISA) Certified Arborist shall be retained to oversee implementation of the following: **Equipment Operation and Storage.** Heavy equipment operation and storage shall be avoided around the trees. Operating heavy machinery around the root zones of trees will increase soil compaction, which decreases soil aeration and subsequently reduces water penetration in the soil. All heavy equipment and vehicles shall, at minimum, stay out of the fenced tree protection zone (TPZ), unless specifically approved in writing and under the	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		supervision of an ISA-Certified Arborist or as provided by the approved landscape plan. **Storage and Disposal.** Storage or discarding of any supply or material, including paint, lumber, concrete overflow, and other materials, shall not occur within the TPZ. All foreign debris within the TPZ shall be removed; however, it is important to leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrients. Draining or leakage of equipment fluids near retained trees shall be avoided. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) shall be disposed of properly. Equipment shall be parked at least 50 feet away from retained trees to avoid the possibility of leakage of equipment fluids into the soil. The effect of toxic equipment fluids on the retained trees could lead to decline and death. **Grade Changes.** Grade changes, including adding fill, are not permitted within the TPZ without special written authorization and under the supervision of an ISA-Certified Arborist or as provided by the approved landscape plan. Lowering the grade within this area will necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade will compact the soil further and decrease both water and air availability to the tree roots. **Moving Construction Materials.** Care shall be taken when moving equipment or supplies near the trees, especially overhead. Damaging the tree(s) shall be avoided when transporting or moving construction materials and equipment and working near the trees (even outside the fenced TPZ). Aboveground tree parts that could be damaged (e.g., low limbs, trunks) shall be flagged with red ribbon prior to the start of construction, per **MM-BIO-7**. If contact with the tree crown is unavoidable, the conflicting branch(es) shall be pruned using ISA standards under the direction and supervision of an ISA-Certified Arborist.	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		Root Pruning. Except where specifically approved in writing, all trenching shall be outside the fenced TPZ. Roots primarily extend in a horizontal direction, forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain tree roots, roots shall be pruned using a Dosko root pruner or equivalent and under the direction and supervision of an ISA-Certified Arborist. All cuts shall be clean and sharp to minimize ripping, tearing, and fracturing of the root system. The trench shall be made no deeper than necessary. **Irrigation.** In the event that root pruning is necessary, trees that have been substantially root pruned (30% or more of their root zone) will require irrigation for the first 12 months. The first irrigation shall be within 48 hours of root pruning. These trees shall be deep watered every 2 to 4 weeks during the summer and once a month during the winter (adjust accordingly with rainfall). One irrigation cycle shall thoroughly soak the root zones of the trees to a depth of 3 feet. The soil shall dry out between watering to avoid keeping a consistently wet soil. One person shall be designated as responsible for irrigating (deep watering) the trees. Soil moisture shall be checked with a soil probe before irrigating. Irrigation is best accomplished by installing a temporary aboveground micro-spray system that will distribute water slowly (to avoid runoff) and evenly throughout the fenced protection zone *but never soaking the area located within 6 feet of the tree trunk, especially during warmer months*. **Pruning.** Trees shall not be pruned until all construction is completed. This will help protect the tree canopies from damage. All pruning shall be completed under the direction of an ISA-Certified Arborist and using ISA guidelines. Only dead wood shall be removed from tree canopies. **Inspection.** An ISA-Certified Arborist shall inspect the 23 preserved trees on a monthly basis during construction. A report comparing tree health and condition to the original, pre-construction baseline shall be submitted following each inspection. Photographs of representative trees are to be included in the report on an annual basis at minimum.	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		MM-BIO-9: Tree Maintenance after Construction. Once construction is complete, the fencing may be removed and the following measures shall be performed to sustain and enhance the vigor of the preserved trees: **Mulch.** A 2.5- to 3.5-inch mulch layer shall be provided under the canopy of trees. Mulch shall consist of clean, organic mulch that will provide long-term soil conditioning, soil moisture retention, and soil temperature control. **Pruning.** The trees will not require regular pruning. Pruning shall only be done to maintain clearance and remove broken, dead, or diseased branches. Pruning shall only take place following a recommendation by an International Society of Arboriculture (ISA) Certified Arborist and performed under the supervision of an ISA-Certified Arborist. No more than 20% of the canopy shall be removed at any one time. All pruning shall conform to ISA standards. **Watering.** The natural trees that are not disturbed will not require regular irrigation, other than the 12 months following substantial root pruning. However, soil probing will be necessary to accurately monitor moisture levels. Especially in years with low winter rainfall, supplemental irrigation for the trees that sustained root pruning and any newly planted trees may be necessary. The trees shall be irrigated only during the winter and spring months. **Watering Adjacent Plant Material.** All landscape plants near the trees shall be compatible with the water requirements of said trees. The surrounding plants shall be watered infrequently with deep soaks and allowed to dry out in between, rather than receiving frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet. Irrigation spray shall not hit the trunk of any tree. A 60-inch dry zone shall be maintained around all tree trunks. An aboveground micro-spray irrigation system is recommended over typical underground pop-up sprays. **Spraying.** If the trees are maintained in a healthy state, regular spraying for insect or disease control will not be necessary. If a problem does develop,	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		an ISA-Certified Arborist shall be consulted; the trees may require application of insecticides to prevent the intrusion of bark-boring beetles and other invading pests. All chemical spraying shall be performed by a licensed applicator under the direction of a licensed pest control advisor. Inspection. All trees that were impacted during construction within the tree protection zone shall be monitored by an ISA-Certified Arborist for the first 5 years after construction completion. The ISA-Certified Arborist shall submit an annual report, photograph each tree, and compare tree health and condition to the original, pre-construction baseline.	
Cultural Resources			
b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Potentially significant	MM-CUL-1: Impacts to cultural resources shall be minimized through implementation of pre- and post-construction tasks. Tasks pertaining to cultural resources include the development of a Cultural Resource Monitoring and Inadvertent Discovery Plan (Plan). The purpose of the Plan is to outline a program of appropriate monitoring as well as treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing phases (including, but not limited to, pre-construction site mobilization and testing, grubbing, removal of soils for remediation, construction ground disturbance, construction grading, trenching, and landscaping) and to provide for the proper identification, evaluation, treatment, and protection of any cultural resources throughout the duration of the Project. This Plan shall define the process to be followed for the identification and management of cultural resources in the Project area during construction. Existence and importance of adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities. MM-CUL-2: Worker Environmental Awareness Program (WEAP) training shall be provided to all construction personnel and monitors who are not trained archaeologists prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared to ensure proper identification and treatment of inadvertent cultural resource discoveries. The	Less than significant

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		purpose of the WEAP training is to provide specific details on the kinds of cultural materials, both prehistoric and historic, that may be identified during construction of the Project and explain the importance of and legal basis for the protection of cultural resources. Each worker shall also be provided the proper procedures to follow in the event that cultural resources or human remains are discovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate notification of the site supervisor and a qualified archaeologist. If the discovery is Native American in nature, each of the consulting tribes for the Project shall be notified. MM-CUL-3: A qualified archaeologist meeting the Secretary of the Interior's Standards shall be retained and on call to conduct spot monitoring and respond to and address any inadvertent discoveries identified during ground-disturbing activities, whether within disturbed or imported fill soils. Additionally, a qualified archaeologist meeting the Secretary of the Interior's Standards shall be retained to monitor all initial ground disturbance once such activities have reached 1 foot above native/alluvial soils. "Initial ground disturbance" is defined as initial construction-related moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by current Project-related construction. A qualified archaeological principal investigator meeting the Secretary of the Interior's Professional Qualification Standards shall oversee and adjust monitoring efforts as needed (e.g., increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor shall be responsible for maintaining daily monitoring logs for those days monitoring occurs. In the event that potential prehistoric or historic-era archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 50 feet of the find shall immediately stop and a qualified archaeologist must be notified	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending on the significance of the find under the California Environmental Quality Act (CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, or data recovery) may be warranted. If Native American resources are discovered or are suspected, each of the consulting tribes for the Project shall be notified and as dictated by California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). An archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the Riverside Community College District for review. This report shall document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the South Central Coastal Information Center and interested consulting tribes. In the event that human remains are inadvertently encountered during construction activities, such resources shall be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the Project site or any nearby area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined, within 2 working days of notification of the discovery, if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC must immediately notify those persons it believes to be the most likely	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		descendants from the deceased Native American. The most likely descendant(s) must then complete their inspection within 48 hours of being granted access to the site. The most likely descendant(s) would then determine, in consultation with the property owner, the disposition of the human remains.	
c) Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?	Potentially significant	MM-CUL-1 (see above) MM-CUL-2 (see above) MM-CUL-3 (see above)	Less than significant
Geology and Soils			
f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially significant	MM-GEO-1: Paleontological Resources Impact Mitigation Program and Paleontological Monitoring. Prior to commencement of any grading activity on site, the applicant shall retain a qualified paleontologist per the 2010 Society of Vertebrate Paleontology (SVP) guidelines. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed Project. The PRIMP shall be consistent with the 2010 SVP guidelines and outline requirements for pre-construction meeting attendance and worker environmental awareness training, where paleontological monitoring is required within the Project site based on construction plans and/or geotechnical reports; procedures for adequate paleontological monitoring and discoveries treatment; and paleontological methods (including sediment sampling for microinvertebrate and microvertebrate fossils), reporting, and collections management. The qualified paleontologist shall attend the pre-construction meeting and a qualified paleontological monitor shall be on site during initial rough grading and other significant ground-disturbing activities (including augering) in previously undisturbed, Pleistocene sedimentary deposits. The qualified paleontological monitor shall also be on site during initial grading in areas underlain by Pleistocene sedimentary deposits. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity	Less than significant

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed, the monitor will allow grading to recommence in the area of the find.	
Hazards and Hazardous Materials			
a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially significant	MM-HAZ-1: Documentation of Hazardous Building Material Abatement. Prior to issuance of a certificate of occupancy, documentation of lead-based paint and hazardous building material identification and removal (such as PCBs, mercury switches, and other hazardous materials) shall be provided to the permitting agency for review and approval. Documentation shall include proper training and licensure of abatement contractors, results of samples collected (including field notes from handheld lead sampling), and disposal documentation showing appropriate disposal of hazardous materials at approved landfill, recycling, or transfer facilities. Documentation shall verify all abatement activities have been completed in compliance with applicable laws, rules, and regulations.	Less than significant
b) Would the project 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?	Potentially significant	MM-HAZ-1 (see above) MM-HAZ-2: Vapor Mitigation. All future buildings and enclosed structures that are to be located in areas of potential environmental contamination shall include vapor mitigation design features in accordance with the 2011 and 2020 California Department of Toxic Substances Control (DTSC) Vapor Intrusion Mitigation Advisory and Vapor Intrusion Guidance. The construction plans shall include vapor mitigation design features that reduce potential vapor intrusion into buildings and enclosed structures below applicable regulatory screening levels. Vapor mitigation systems may be passive or active in nature, provided they are designed to prevent vapor contamination in accordance with applicable DTSC regulations at the time the systems are approved. During plan check, if the DTSC thresholds change, the Community Development Director can direct the developer to conduct additional sampling to verify vapor contamination levels to ensure vapor mitigation systems are designed to be compatible with the contaminants of concern	Less than significant

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		and applicable DTSC regulations. Vapor mitigation systems must be reviewed and approved by the regulatory and permitting agencies (DTSC, County of Ventura, and City of Thousand Oaks) prior to issuance of a building permit. The approved vapor mitigation systems must be installed and be operational prior to issuance of a Certificate of Occupancy. Following issuance of a certificate of occupancy for the buildings and enclosed structures, the property owner shall test indoor air quality at least twice, at 6-month intervals for a minimum of 1 year to verify that the vapor mitigation systems are mitigating vapor intrusion below applicable regulatory screening levels. Indoor air quality test results shall be submitted to the regulatory and permitting agencies to confirm the vapor mitigation systems are successfully maintaining vapor intrusion below applicable regulator screening levels. If indoor air quality tests results reveal vapor intrusion is occurring at levels above applicable regulatory screening levels, modifications to the vapor mitigation systems shall be made, to the satisfaction of the Community Development Director, as necessary, to improve the efficacy in reducing vapor intrusion to below applicable screening levels. The vapor mitigation systems must be maintained for the life of the Project unless the property owner provides documentation that demonstrates the soil vapors no longer exceed applicable regulations to the satisfaction of the regulatory and permitting agencies. MM-HAZ-3: Soil and Soil Vapor Management Plan. Prior to commencement of any grading or soil-disturbing activities, a Soil and Soil Vapor Management Plan (SMP) shall be developed to the satisfaction of the Community Development Director that addresses potential impacts in soil and soil vapor from releases on the Project site. The SMP shall include procedures for identification of contamination in soils. The SMP shall describe procedures for assessment, characterization, management, and disposal of contaminated soils, should they be encountered. Contaminated soils shall be managed and disposed of in accordance with state and local regulations. The SMP shall include health and safety measures including, but are not limited to, air monitoring for volatile organic compounds at least	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		once every 15 to 30 minutes during active soil-disturbing activities using a photoionization detector or similar device in areas where impacted soil vapor has been identified and will likely be encountered. The SMP shall also include air monitoring action levels and actions to be taken if vapor concentrations approach or exceed the action levels. The contractor or their designee shall implement the SMP during grading and soil-disturbing activities for the proposed Project. MM-HAZ-4: Groundwater Monitoring Well Discovery, Documentation, and Decommissioning. A Worker Environmental Awareness Program (WEAP) training shall be provided to all construction personnel prior to the start of grading activities. A basic presentation shall be given to alert construction personnel of known and unknown monitoring well locations on site. Each worker shall be provided the proper procedures to follow in the event that an unknown well is discovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate notification of the site supervisor and City of Thousand Oaks inspector(s). Prior to issuance of a grading permit, the developer shall submit a permit or other like documentation to the City of Thousand Oaks verifying that well MW-105 was properly decommissioned. If, prior to the issuance of a grading permit, the developer is unable to locate a permit or like documentation verifying that well MW-105 was properly decommissioned, and/or should the missing groundwater monitoring well (MW-3) be identified on the property during grading, the developer shall contract with a licensed well driller to inspect well MW-105 and submit documentation that verifies MW-105 was decommissioned in accordance with current regulations. MW-3, if located, and MW-105, if not properly decommissioned, shall be required to be decommissioned in accordance with current regulations of the State Water Quality Control Board, California Department of Water Resources, Ventura County, and the City of Thousand Oaks. In the event that MW-3 and/or MW-105 need to be decommissioned, all construction work	

Table 2-1. Summary of Potentially Significant Impacts

Impact Threshold	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance with Mitigation
		occurring within 20 feet of the monitoring well that could impact water quality, as determined by the City of Thousand Oaks, shall be suspended until the well has been properly decommissioned. Decommissioning reports shall be submitted to the appropriate regulatory agencies to document the removal of the monitoring well.	
Utilities and Service Systems			
e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Potentially significant	MM-UTL-1: Prior to the final building and zoning inspections of the development, the property owner/developer shall submit Project plans and a Solid Waste Management Plan to the City of Thousand Oaks Public Works Department for review and approval to ensure that the plans comply with Assembly Bill 939, the Solid Waste Reduction Act of 1989, and the Construction and Demolition Debris Recycling Ordinance as administered by the City of Thousand Oaks to the maximum extent feasible. Implementation of said plans shall commence upon occupancy and shall remain in full effect as required by the City Public Works Department and may include, at its discretion, the following plan components: ▪ Detailing the locations and design of on-site recycling facilities. ▪ Participating in a recycling program as may be developed by the City or governing agency.	Less than significant
Wildfire			
b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Potentially significant	MM-WF-1: Prior to issuance of building permits, final landscape plans shall be submitted to the Ventura County Fire Department (VCFD) for review and approval. The Project landscape plant palette shall not contain plants listed on VCFD Guideline 410, Prohibited Plant List. Project landscaping shall be regularly maintained and kept clear of flammable material, including, but not limited to, refuse (trash), leaf litter, and dry vegetation.	Less than significant

3 Initial Study Checklist

The following discussion of potential environmental effects was completed in accordance with Section 15063(d)(3) of the CEQA Guidelines (2022) to determine if the proposed Project may have a significant effect on the environment.

1. **Project title:**

   1100 Rancho Conejo Life-Science Campus Project

2. **Lead agency name and address:**

   City of Thousand Oaks
   2100 East Thousand Oaks Boulevard
   Thousand Oaks, California 91362

3. **Contact person and phone number:**

   Scott Kolwitz, Senior Planner
   805.449.2319

4. **Project location:**

   1100 Rancho Conejo Boulevard
   Thousand Oaks, California 91320

5. **Project sponsor's name and address:**

   ARE- LA Region No. 7 Holding, LLC
   26 North Euclid Avenue
   Pasadena, California 91101

6. **General plan designation:**

   Industrial

7. **Zoning:**

   Industrial Park (M-1)

8. **Description of project:**

   Refer to Section 1.1, Project Description, of this IS/MND.

9. **Surrounding land uses and setting:**

   Refer to Section 1.1, Project Description; Section 1.3, Background and Existing Conditions; Section 3.1, Aesthetics; and Figure 1, Project Location, of this IS/MND.

10. Other public agencies whose approval is required:

Approvals are only required from the City of Thousand Oaks.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No California Native American tribes have requested notification for projects within the City's jurisdiction. See Section 3.18, Tribal Cultural Resources, of this IS/MND for details.

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 and Soils	☐ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☒ Utilities and 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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature – Scott Kolwitz, Senior Planner

September 1, 2022
Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063which(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

		Potentially Significant Impact	Less Than Significant Impact With 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 within a state 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 point). 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?	☐	☒	☐	☐

The Project site and the City of Thousand Oaks are within the Conejo Valley. The visual environment surrounding the Project site consists primarily of industrial and commercial development (generally to the north, west, and south) and residential development (generally to the east) within landscaped settings surrounded by rolling foothills and rugged topographical features that add visual interest to the landscape. Viewer groups in the Project area include motorists, bicyclists, and pedestrians traveling on Rancho Conejo Boulevard and Ventu Park Road, as well as employees and patrons of surrounding commercial and industrial businesses. A residential neighborhood is located directly east of the Project site, and some residents have views to the Project site. A photographic field survey was conducted on May 26, 2022, to help establish baseline conditions. Figure 5, Viewpoint Locations, presents the locations and orientations of viewpoints in the Project area, and Figures 6 and 7 provide photographs of views from each viewpoint under the existing conditions. Figure 6 includes photographs from Viewpoints 1, 2, 3a, and 3b, and Figure 7 includes photographs from Viewpoints 4a, 4b, 5, and 6, as further described below. Note that at the time of the photography field survey, the Project site was surrounded by chain-link fencing with green visual screening. This analysis assumes that this fencing has been temporarily installed and is not part of the baseline condition.

Viewpoint 1 is located approximately 960 feet north of the Project site. The view from Viewpoint 1 is facing south toward the Project site along Rancho Conejo Boulevard. The view consists of the four-lane road and bicycle lanes; roadside landscaping; mature trees; and one- to two-story buildings in white, tan, or grey tones. Hillside terrain in surrounding open space areas is visible in the background.

Viewpoint 2 is approximately 510 feet north of the Project site, with a view to the south toward the Project site. Views available from Viewpoint 2 include the four-lane Rancho Conejo Boulevard and bike lanes, mature trees, landscaping, parking area, and one- to two-story buildings that are in grey or tan tones. Background hilly terrain is visible beyond the tall vegetation. Tall trees and vegetation on the south side of the Project site are also visible.

Viewpoint 3a is located approximately 90 feet west of the Project site, directly across Rancho Conejo Boulevard from the northwestern corner of the Project site. The view is looking east, toward the Project site. Terrain that gently slopes down toward the road is visible, and is covered in mature trees, grasses, and shrubby vegetation, which dominate this area of the Project site. An access road and driveway into the Project site are also visible from Viewpoint 3a. Existing buildings on the Project site are vaguely visible through the existing trees and vegetation that largely screen the structures from view.

Viewpoint 3b is in the same location as Viewpoint 3a, but the view is to the south along Rancho Conejo Boulevard and the western perimeter of the Project boundary. Similar to Viewpoint 3a, gently sloped terrain with mature trees and vegetation is visible on the Project site. Guard rails/fencing surrounding an existing on-site parking lot is partially visible atop the slope. The intersection of Rancho Conejo Boulevard and Ventu Park Road is visible to the south, as is landscaping within the adjacent property. In the background, hills are also visible.

Viewpoint 4a is located approximately 120 feet southwest of the Project site, across the intersection of Rancho Conejo Boulevard and Ventu Park Road. The view is to the northeast, toward the southwestern corner and western perimeter of the Project site. The four-lane road, bike lanes, sidewalks, streetlights, signals, and signage are visible in the immediate foreground. Tall mature trees and landscaping, including turf, bushes, and shrubs, and large boulders are visible on the Project site. Sloped terrain covered in trees, shrubby vegetation, and grasses is visible along the western perimeter of the Project site.

Viewpoint 4b is in the same location as Viewpoint 4a, but the view is to the east, toward the southern perimeter of the Project site along Ventu Park Road. Roadway infrastructure associated with the intersection of Ventu Park Road and Rancho Conejo Boulevard is visible in the foreground (i.e., vehicle travel lanes, crosswalks, traffic signals, sidewalks, and signage). Landscaping on the Project site is visible, including turf, plants and shrubs, large boulders, and tall mature trees. A two-story building that is set back from the road is visible on the Project site but is partly obscured by trees and vegetation. The first level of the building is reddish-brown in color and the second level is stepped back and yellow in color with a flat roofline. Landscaping on the neighboring property across Ventu Park Road is partially visible, consisting of drought-tolerant landscaping (i.e., gravel, boulders, shrubs, cacti/succulents, and trees).

Viewpoint 5 is located approximately 92 feet southeast of the Project site, at the intersection of Ventu Park Road and Pauling Drive, looking north to northwest toward the southern perimeter of the Project site. Roadway elements similar to those shown in the other viewpoints are visible from Viewpoint 5. Existing landscaping consisting of shrubs and tall mature trees is visible, as is a driveway into the Project site from Ventu Park Road. A glimpse of the southern end of the same building seen in Viewpoint 4b is visible from Viewpoint 5.

Viewpoint 6 is located approximately 630 feet south of the Project site, along Rancho Conejo Boulevard. The view is to the south along the road. Roadway elements, tall trees other landscaping, multistory businesses, and fencing are visible, as well as foothills within designated open space areas and a background ridgeline in mountainous terrain. This is an example of the view that is provided as travelers move southbound on Rancho Conejo Boulevard past the Project site.

a) Would the project have a substantial adverse effect on a scenic vista?

Less-Than-Significant Impact. For the purposes of this analysis, a scenic vista is defined as a long, expansive view of a highly valued landscape from a publicly accessible vantage point. "Highly valued landscapes" can include natural open spaces; topographic formations, including mountains or hills; or, more generally, areas that contribute to a high level of visual quality. Although the City's General Plan does not specifically identify protected scenic vistas within Thousand Oaks, the General Plan identifies scenic resources within the Conejo Valley, including the Simi Hills, Conejo Peak, and Santa Monica Mountains, and recognizes the Conejo Valley as "characterized by broad open vistas of natural open space, traversed by creeks, and dotted with prominent knolls and native oak woodlands" (City of Thousand Oaks 2013a). Protection of natural viewshed features in Thousand Oaks has been formally embodied in the City's General Plan, including its Open Space Element, Conservation Element, Scenic Highways Element, and in ordinances and resolutions concerning the preservation and enhancement of the Conejo Valley's unique scenic attributes (City of Thousand Oaks 1974, 2013a, 2013b).

As indicated in the Open Space Element of the General Plan, open space is essential to preserve the spaciousness and attractiveness of the Conejo Valley, and the scenic qualities of the Conejo Valley contribute to the City's character and quality of life (City of Thousand Oaks 2013b). The location and extent of specific natural resources of importance to the community are identified in the Conservation Element, including streams and creeks; wetlands and riparian habitat; wildlife corridors; key habitat areas; significant biological resources, such as oak woodland and rare and endangered species; cultural and historical resources; certain topographic features, such as steeply sloping land and ridgelines; and scenic resources (City of Thousand Oaks 2013a). Figure 1 of the Conservation Element identifies major landforms, drainages, and floodplains in Thousand Oaks, many of which add scenic value to the City. The landscape features of the Project site include hillside terrain (slopes greater than 25%) and a major drainage located in a designated open space area approximately 0.3 miles north of the Project site in the western Simi Hills (City of Thousand Oaks 2013a). Existing residential development is located between the Project site and these landscape features. Views of the Project site from the public right-of-way toward the hilly terrain in the western Simi Hills are largely obscured by existing development and landscape vegetation and trees. Likewise, views of the open space area from the public right-of-way toward the Project site are not considered to have significant scenic value. The Project site does not consist of open space that is protected for its biological or scenic resources, and the Project would not be constructed on a ridgeline, sloping terrain, or other open space that has intrinsic scenic value. The Project would be located within a previously developed area containing industrial buildings of varying heights, and available views of scenic resources or scenic vistas from the Project site or surrounding area are scarce and would not be impacted by the Project. Further, the Project does not include development within open space areas, ridgelines, or sloping terrain that has valued scenic qualities. Therefore, the Project would not have a substantial adverse effect on a scenic vista, and impacts would be less than significant.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less-Than-Significant Impact. There are no officially designated state scenic highways in the Project area, and there is one eligible state scenic highway, U.S. Highway 101, which runs east/west approximately 0.7 miles south of the Project site (Caltrans 2018). The Project site is not readily visible from U.S. Highway 101 due to intervening development, vegetation, and terrain. Proposed development would consist of two-story buildings, which are similar to existing buildings on site and in surrounding areas. Therefore, the Project

would not substantially damage scenic resources within a state scenic highway and would result in no impact to state scenic highways.

The Scenic Highways Element (City of Thousand Oaks 1974) of the General Plan identifies existing and proposed local scenic routes. Figure 2 of the Scenic Highways Element depicts Rancho Conejo Boulevard as a proposed City scenic highway, which runs north/south directly west of the Project site. Views from Rancho Conejo Boulevard in proximity to the Project site consist of light industrial and commercial buildings and associated ornamental landscaping, driveways, circulation and parking areas, entry monument signage, and building signage. Many large trees and landscaped areas flank the roadway, providing visual buffers that partially screen interior buildings from view in most of the surrounding properties. Surrounding hillside terrain and background ridgelines are visible above buildings and vegetation as viewers (motorists, bicyclists, pedestrians) travel the roadway (see Figure 6, Viewpoints 1, 2, 3a, and 3b; and Figure 7, Viewpoints 4a and 6, for examples of views along Rancho Conejo Boulevard). The Project does not propose development that is significantly taller or more visually obstructive than existing conditions, but the buildings and landscaping would be different than the existing conditions.

The Project would consist of construction of a life-science campus. The campus master plan includes four new structures: three two-story lab/office buildings (Buildings A, B, and C), designed to support life science and manufacturing uses, and one amenity building with a café and fitness center, including a multi-purpose sports court and conference facilities that would support the campus. The campus would also include a central arboretum that would be landscaped and provide walking paths and seating areas. The architectural design of the buildings would reflect a modernist simplicity that would frame and complement the central arboretum. The building material palette is a combination of concrete walls and glazed curtain wall, with natural wood accents designed to complement the arboretum space. The architectural style of the single-story amenity building would have a modernist aesthetic and material palette, with wood cladding, natural stone walls, and glazed portals.

The campus was designed to strike a balance between providing buildings of sufficient size to grow modern life-science businesses, retaining protected trees within the arboretum, and avoiding modification of subterranean bedrock formations that are near the surface but not exposed. As reflected in the Landmark Tree and Oak Tree Report (Appendix A to Appendix B1, Biological Resources Assessment, of this IS/MND), the Project would include protection of 13 trees in place, relocation of 10 trees on site, and removal of 54 trees based on the direct impacts from grading and construction (further discussed in Section 3.4[e]). As such, the Project would result in the removal of trees that may be visible from Rancho Conejo Boulevard, a proposed City designated scenic route. However, potential impacts to trees on the Project site would be fully mitigated (see Section 3.4, Biological Resources), including tree replacement and relocation requirements. Therefore, the relocated or replacement trees, including 87 new oak trees (twelve 36-inch-box trees, seventy-two 48-inch-box trees, and three 72-inch-box trees) as well as other newly proposed landscaping would continue to provide visual interest and screening along the perimeter of the Project site.

Other nearby local proposed and existing scenic routes include U.S. Highway 101, Lynn Road, and Hillcrest Drive. However, due to distance and intervening development, vegetation, and terrain, these routes do not have views of the Project site. Although the Project would not substantially impact locally designated scenic routes, it would alter the scenic qualities in the Project area; however, impacts would be less than significant.

c) In non-urbanized areas, would the project 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less-Than-Significant Impact. For purposes of CEQA, an "urbanized area" is defined by PRC Section 21071 as an incorporated city with a population of at least 100,000 persons (or a population of at least 100,000 persons when combined with not more than two contiguous incorporated cities) or an unincorporated area completely surrounded by incorporated cities and with a total population of more than 100,000 persons. The Project site is located in the City of Thousand Oaks, which has a population of approximately 126,813 (U.S. Census Bureau 2019). Therefore, the following analysis focuses on whether the Project would conflict with applicable zoning and other regulations governing scenic quality. The Project site is designated as Industrial Park Zone (M-1). The Project would be developed consistent with the permitted uses and development standards for proposed uses set forth in the General Plan and within the Industrial Park Zone (M-1) and applicable policies from the General Plan and would be subject to approval by the City's Community Development Director. Regulations governing Industrial Park Zones are provided in Title 9, Chapter 4, Article 16 of the City of Thousand Oaks Municipal Code (Thousand Oaks Municipal Code). The regulations outlined in Article 16 that relate to scenic quality are further discussed in Table 3.1-1. As shown in Project renderings (Figures 8, 9, and 10, and Figures 10A–10E), three of the Project buildings would be two stories in height and one would be one story, and all would use natural tones and large windows to complement the surrounding natural elements.

Table 3.1-1. Project Consistency with Regulations Governing Scenic Quality

Section	Consistency
Sec. 9-4.1602. Permitted uses (M-1).	
Technology and life science campuses are permitted on M-1 zoned properties upon issuance of a Development Permit.	Upon issuance of a Development Permit, the Project would be in compliance with the M-1 zoning. Proposed buildings would be set back 260 to 280 feet from the north and east property line, oriented around a central arboretum, and surrounded by parking areas and landscaping that would provide a visual buffer between the Project buildings and off-site uses, including the residences to the north and east. **Consistent.**
Sec. 9-4.1605. Development permits; Conditions and limitations (M-1).	
A. Buildings and other structures shall not occupy more than fifty (50%) percent of the area for which the development permit is issued. The remaining area shall be used for open area, automobile parking, and circulation. The portion used for automobile parking and circulation shall be completely improved, surfaced, and marked for such purpose.	Proposed buildings would result in a lot coverage of 188,502 square feet. The Project site is a total of 827,370 square feet. Therefore, the Project buildings and structures would occupy less than 22.8% of the site. The remaining area would consist of parking, landscaping, an arboretum, outdoor seating, and outdoor dining areas. **Consistent.**
B. Whenever the parking and circulation area abuts property in an R zone, there shall be erected along the property line abutting the R Zone a solid fence	An existing 6-foot-tall block wall separating the residences to the north and east of the Project site would be retained. Additionally, proposed landscaping

Table 3.1-1. Project Consistency with Regulations Governing Scenic Quality

Section	Consistency
or wall six (6′) feet in height, or an evergreen hedge shall be planted and maintained at a height of six (6′) feet.	along the perimeter of the Project site and in the rear parking lot would provide for visual screening of unprotected private views. **Consistent.**
C. Structure heights within the M-1 zone shall be as set forth in Section 9-4.2501 of Article 25 of this chapter. Section 9-4.2501 In the M-1 and M-2 Zones, no building or structure shall exceed thirty-five (35′) feet in height.	The Proposed buildings would be two stories and would reach the following maximum heights: Amenity Building: 33 feet, 6 inches Building A: 37 feet, 2 inches to top of parapet; 50 feet, 2 inches to the top of roof-mounted mechanical equipment screening Building B: 38 feet 6 inches to top of parapet, 51 feet 6 inches to top of roof-mounted mechanical equipment screening Building C: 40 feet, 6 inches to top of parapet; 49 feet, 7 inches to the top of roof-mounted mechanical equipment screening Proposed buildings would exceed the maximum 35-foot height limit. However, roof attachments may exceed the height limit provided that roof attachments do not exceed 20 feet above the height limit. Proposed structures and roof attachments would not exceed 55 feet (20 feet above the 35-foot height limit). **Consistent.**
D. No structure shall be located less than one hundred (100′) feet from the center line of any public road, street, or highway or less than within ten (10′) feet of any boundary line of abutting R Zone property, except when the structure height exceeds twenty-five (25′) feet, it shall be located not less than twenty (20′) feet from any such boundary line.	Proposed structures are set back from the property line and at least 100 feet from the center line of surrounding public roads. Proposed structure heights exceed 25 feet; therefore, buildings would be set back at least 20 feet from the boundary line. **Consistent.**
G. The open storage of materials and equipment shall be permitted only when incidental to the permitted use provided such storage area shall be approved and shown on the plot plan.	The Project would include the open storage of materials as identified in the plot plan; however, the Project includes nitrogen storage outside in a walled equipment area without a roof. **Consistent.**
H. Trees, as approved by the Landscape Supervisor, shall be planted in the parkway area between the curbs and sidewalks.	The Project does not propose off-site improvements or landscaping. However, proposed landscape plans would be submitted to the City for review and approval. **Consistent.**

The Project would be subject to the design review process by the City's Planning Commission to further ensure conformance to applicable regulations. Upon review and approval of the Project by the Planning Commission, the Project would not conflict with regulations governing the scenic quality of the City. Therefore, impacts would be less than significant.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less-Than-Significant Impact with Mitigation Incorporated. Existing sources of light and glare on the Project site consist of internal and external building lights and pole-mounted safety lighting throughout the existing parking areas. However, because the buildings have been unoccupied since 2017, it is assumed that most on-site lighting is not currently in use. Surrounding sources of light and glare are typical of an area developed with commercial and industrial uses, including streetlights on surface streets, internal and external building lights, landscape lighting and safety lighting, building windows, and illuminated signage. Sensitive receptors to light and glare in the Project vicinity include the residences to the north and east of the Project site, the closest of which abut the northern and eastern perimeters of the Project site.

Construction activities would occur during the day between 7:00 a.m. and 7:00 p.m., Monday through Saturday, in accordance with Thousand Oaks Municipal Code Chapter 11. As such, nighttime lighting during construction activities would not be required, with the exception of temporary safety or security lighting, which would be shielded and downcast. Temporary construction activities would not result in substantial new sources of light or glare.

The Project would introduce new sources of light to the Project site, including external landscape and safety lighting in parking areas and along walkways, internal and external building lighting, and illuminated building signage. Proposed lighting would be required to comply with Thousand Oaks Municipal Code Section 8-1.19 (Chapter 4108.13) and Section 9-4.2405, which specify that lighting should be downcast and shielded to reduce or avoid light trespass and glare while providing the minimum required lighting to meet safety standards. Upon implementation of Mitigation Measure **(MM) AES-1**, the Project applicant would submit a lighting schedule to the City for review and approval demonstrating minimized light spillover in compliance with the Thousand Oaks Municipal Code. Further, per **MM-BIO-4** (see Section 3.4), exterior lighting would be designed to minimize upward-directed lighting and minimize the duration and amount of nighttime lighting.

Proposed building materials include concrete, manufactured wood paneling, glass, and aluminum, which would be of nonreflective finish. The Project would also include installation of solar panels above parking areas in the northern and southern portions of the Project site, which could result in new sources of glare. However, the Project would be required to obtain a permit for the solar panels, and Project plans would be subject to review by the City.

Therefore, with compliance with the City's regulatory requirements as specified in **MM-AES-1**, the Project would not result in substantial new sources of light or glare on the Project site that would adversely affect day or nighttime views in the area. Impacts would be less than significant with mitigation incorporated.

MM-AES-1 The Project applicant shall submit a lighting schedule plan and photometric study to the City of Thousand Oaks for review and approval prior to issuance of building permits demonstrating compliance with Thousand Oaks Municipal Code Sections 8-1.19 and 9-

4.2405. The lighting schedule shall document the location, quantity, type, and luminance of all fixtures proposed on the Project site. With the exception of bollard and similar ground-level lighting, all exterior lighting shall be shielded and downcast to minimize light spillover on adjacent properties.

Cumulative Impacts

The geographic scope for cumulative impacts to aesthetics and visual resources is limited to the Project viewshed. Due to intervening development, vegetation, mature trees, and terrain, the proposed Project would be largely screened from view. Additionally, the Project's maximum building heights would not exceed 55 feet, including rooftop structures. Thus, the Project viewshed primarily consists of immediately surrounding areas. Because the Project is not highly visible from public viewpoints or scenic vistas, would be constructed according to local policies regulating scenic quality, and is proposed on a site that currently contains similar development, it would not result in significant impacts to the visual environment. Although the proposed development intensity on the Project site would be slightly greater than existing conditions, the Project would be considered infill development of a previously developed site. Proposed building design would be in conformance with the City's standards for development on M-1 zoned lands. Similarly, cumulative projects would be required to comply with the Municipal Code, General Plan, and other regulations governing scenic quality. The Project and cumulative projects would be subject to the City's architectural design review guidelines, which are intended to ensure that the scenic resources and identity of Thousand Oaks are retained and enhanced. Therefore, with adherence to design review guidelines and regulations governing scenic quality, the Project would not result in a cumulatively significant impact to aesthetics or scenic resources. Therefore, the proposed Project, in combination with the past, present, and reasonably foreseeable future projects, would result in less-than-significant cumulative impacts to aesthetics and visual resources.

3.2 Agriculture and Forestry Resources

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	**AGRICULTURE AND FORESTRY RESOURCES** – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) 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) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) 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?	☐	☐	☐	☒

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?

No Impact. The Project site is designated Industrial in the Thousand Oaks General Plan (City of Thousand Oaks 2018) and zoned M-1 (Industrial Park Zone) in the Thousand Oaks Municipal Code. The site is designated as Urban and Built-Up land by the California Department of Conservation Farmland Mapping and Monitoring Program. The site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (CDOC 2018). Therefore, the Project would not convert farmland to non-agricultural uses, and no impact would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is designated Industrial in the Thousand Oaks General Plan (City of Thousand Oaks 2018) and zoned M-1 (Industrial Park Zone) according to Thousand Oaks Municipal Code Title 9, Article 16, and is planned for continual Industrial uses. Agricultural uses are not permitted within the land use or zoning designation. No Williamson Act contract exists on site. For these reasons, the Project would not conflict with existing zoning for agricultural uses or a Williamson Act contract, and no impact would occur.

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))?

No Impact. As described in Section 3.2(b), the Project site is zoned as an Industrial Park Zone. The Project site is not within areas zoned for Forest Land, Timberland, or Timberland Production. The Project site is

within a suburban area, and there are no areas zoned for agricultural or forest land uses in the vicinity of the Project site. Therefore, the Project would not conflict with existing zoning, or cause the rezoning of Forest Land, Timberland, or Timberland Production land, and no impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project site is located within a built-out, suburban community and supports an existing paved parking lot surrounded by commercial and residential uses. No forest lands exist within the Project site. As such, the proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. Because forest land is not present within areas affected by the proposed Project, no impact would occur.

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?

No Impact. No agricultural resources or forest land resources exist within the Project site. Therefore, the proposed Project would not involve changes in the existing environment that would result in the conversion of Farmland to a non-agricultural use or conversion of forest land to a non-forest use; no impact would occur.

Cumulative Impacts

The scope for cumulative impacts to agricultural resources is limited to the Project site and immediately adjacent areas. The site is designated Industrial in the Thousand Oaks General Plan (City of Thousand Oaks 2018) and zoned M-1 (Industrial Park Zone) according to Thousand Oaks Municipal Code Title 9, Article 16, and is planned for continual Industrial uses. Agricultural uses are not permitted within the land use or zoning designation. No agricultural resources or forest lands exist within the Project site. As such, the proposed Project would not result in loss of agricultural resources or forest land or conversion of agricultural and forest land to non-agricultural or non-forest uses. No impacts have been identified through the analysis; therefore, there would be no cumulative impacts.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

The Project site is located in the South-Central Coast Air Basin (SCAB), which covers Ventura, Santa Barbara, and San Luis Obispo Counties. The Ventura County Air Pollution Control District (VCAPCD) monitors and regulates the local air quality in Ventura County and manages the Air Quality Management Plan (AQMP). The analysis presented in this section is based on information found in the Ventura County Air Quality Assessment Guidelines (VCAPCD Guidelines), adopted by VCAPCD in 2003.

Air quality is affected by stationary sources (e.g., industrial uses and oil and gas operations) and mobile sources (e.g., motor vehicles). Air quality at a given location is a function of several factors, including the quantity and type of pollutants emitted locally and regionally and the dispersion rates of pollutants in the region. Primary factors affecting pollutant dispersion are wind speed and direction, atmospheric stability, temperature, the presence or absence of inversions, and topography. The Project site is located in the southeastern portion of the SCAB, which has moderate variability in temperatures, tempered by coastal processes. Air quality in the SCAB is influenced by a wide range of emission sources, such as dense population centers, heavy vehicular traffic, industry, and weather.

Air Quality Standards and Attainment

VCAPCD is required to monitor air pollutant levels to ensure that National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are met. If the standards are met, a basin is classified as being in "attainment." If the standards are not met, a basin is classified as being in "nonattainment," and air districts are required to develop strategies to meet the standards. According to the California Air Resources Board (CARB) Area Designation Maps, the Project site is located in a region identified as being in nonattainment for the ozone (O_3) NAAQS and CAAQS, and for the particulate matter less than 10 microns in diameter (coarse particulate matter; PM_{10}) CAAQS (CARB 2019a, 2019b). In February 2017, the VCAPCD adopted the 2016 Ventura County AQMP, which provides a strategy for the attainment of federal O_3 standards (VCAPCD 2017).

San Joaquin Valley Fever (formally known as coccidioidomycosis) is an infectious disease caused by the fungus *Coccidioides immitis*. Valley Fever is a disease of concern in the SCAB. Infection is caused by inhalation of *Coccidioides immitis* spores that have become airborne when dry, dusty soil or dirt is disturbed by natural processes, such as wind or earthquakes, or by human-induced ground-disturbing activities, such as construction, farming, or other activities (VCAPCD 2003). In 2019, the total number of cases of Valley Fever reported in California was 9,004, with 364 cases reported in Ventura County (California Department of Public Health 2019).

Air Pollutant Emission Thresholds

VCAPCD's Guidelines recommend specific air emissions criteria and threshold levels for determining whether a project may have a significant adverse impact on air quality within the SCAB. The Project would have a significant

impact if operational emissions exceed 25 pounds per day of reactive organic compounds (also referred to as reactive organic gases, but referred to in this IS/MND as volatile organic compounds [VOCs]) or 25 pounds per day of oxides of nitrogen (NO_x). The 25 pounds per day threshold for VOCs and NO_x is not intended to be applied to construction emissions because such emissions are temporary. Nevertheless, VCAPCD's Guidelines state that construction-related emissions should be mitigated if estimates of VOC or NO_x emissions from heavy-duty construction equipment exceed 25 pounds per day for either VOCs or NO_x.

VCAPCD has not established quantitative thresholds for particulate matter for either operation or construction. However, VCAPCD indicates that a project that may generate fugitive dust emissions in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons; or that may endanger the comfort, repose, health, or safety of any person; or that may cause or have a natural tendency to cause injury or damage to business or property, would have a significant air quality impact. This threshold applies to the generation of fugitive dust during construction grading and excavation activities. The VCAPCD Guidelines recommend application of fugitive dust mitigation measures for all dust-generating activities. Such measures include minimizing the project disturbance area, watering the site prior to commencement of ground-disturbing activities, covering all truck loads, and limiting on-site vehicle speeds to 15 miles per hour or less.

Applicable Ventura County Air Pollution Control District Rules and Regulations

VCAPCD implements rules and regulations for emissions that may be generated by various uses and activities. The rules and regulations detail pollution-reduction measures that must be implemented during construction and operation of projects. Rules and regulations relevant to the proposed Project include those listed below.

Rule 50 (Opacity)

This rule sets opacity standards on the discharge from sources of air contaminants. This rule would apply during construction of the Project.

Rule 51 (Nuisance)

This rule prohibits any person from discharging air contaminants or any other material from a source that would cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public, or that endangers the comfort, health, safety, or repose to any considerable number of persons or the public. The rule would apply during construction and operational activities.

Rule 55 (Fugitive Dust)

This rule requires fugitive dust generators, including construction and demolition projects, to implement control measures limiting the amount of dust from vehicle track-out, earth moving, bulk material handling, and truck hauling activities. The rule would apply during construction and operational activities.

Rule 55.1 (Paved Roads and Public Unpaved Roads)

This rule requires fugitive dust generators to begin the removal of visible roadway accumulation within 72 hours of any written notification from VCAPCD. The use of blowers is expressly prohibited under any circumstances. This rule also requires controls to limit the amount of dust from any construction activity or any earth-moving activity on a public unpaved road. This rule would apply throughout all construction activities.

Rule 55.2 (Street Sweeping Equipment)

This rule requires the use of PM_{10} efficient street sweepers for routine street sweeping and for removing vehicle track-out pursuant to Rule 55. This rule would apply during all construction and operational activities.

Rule 74.2 (Architectural Coatings)

This rule sets limits on the VOC content of architectural coatings. Non-flat coatings are limited to 150 grams per liter (g/L) of VOC content, flat coatings are limited to 150 g/L of VOC content, and traffic marking coatings are limited to 150 g/L of VOC content. The Project would be required to comply with this rule.

Rule 74.4 (Cutback Asphalt)

This rule sets limits on the type of application and VOC content of cutback and emulsified asphalt. The Project would be required to comply with the type of application and VOC content standards set forth in this rule.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less-Than-Significant Impact. A project is non-conforming with an air quality plan if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable VCAPCD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan, and is consistent with the growth forecasts in the applicable plan (or is directly included in the applicable plan). Zoning changes, specific plans, general plan amendments, and similar land use plan changes that do not increase dwelling unit density, do not increase vehicle trips, and do not increase vehicle miles traveled are also deemed to comply with the applicable air quality plan (VCAPCD 2003).

Consistency with land use and population forecasts in local and regional plans, including the AQMP, is required under CEQA for all projects. VCAPCD further describes consistency with the AQMP for projects subject to these guidelines, which means that direct and indirect emissions associated with a project are accounted for in the AQMP's emissions growth assumptions, and the project is consistent with policies adopted in the AQMP. The 2016 AQMP was adopted by the VCAPCD Board on February 14, 2017, and is the most recent applicable air quality plan. The 2016 AQMP is the 3-year update required by the state to show how VCAPCD plans to meet the 2008 federal 8-hour O_3 standard (VCAPCD 2017).

The AQMP relies primarily on the land use and population projections provided by the Southern California Association of Governments (SCAG) and the CARB on-road emissions forecast as a basis for vehicle emission forecasting. The current zoning for the site is Industrial, and the Project is for an industrial use. The 2016 AQMP relied on growth projections in SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (SCAG 2016). In 2012, SCAG estimated that the City had 68,200 jobs and in 2040 would have 81,900 jobs, or an additional 13,700 jobs.

Approximately 2,250 employees would work on the campus, but not all at the same time. Approximately 2,168 lab/office employees are anticipated to work on the campus, approximately 70 employees are anticipated to work at the restaurant, and approximately 8 employees are anticipated to work in the fitness center. The Project would account for 16% of the projected employment growth in the City. Therefore, the Project is within the growth assumptions that underlie the emissions forecasts in the 2016 AQMP. In addition, the Project and cumulative projects combined would remain consistent with the growth

projections. As a result, the Project would not conflict with or obstruct implementation of the AQMP, and impacts would be less than significant.

b) Would the project 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?

Less-Than-Significant Impact with Mitigation Incorporated. Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and VCAPCD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are relevant in the determination of whether a project's individual emissions would have a cumulatively significant impact on air quality.

Construction Emissions

Emissions from the construction phase of the proposed Project were estimated using the California Emissions Estimator Model (CalEEMod), Version 2020.4.0 (CAPCOA 2021).

As described in Chapter 1, Introduction, the proposed Project would develop 351,164 square feet of life science lab and office space and 25,840 square feet of café, conference, and fitness space. For the purposes of modeling, it was assumed that construction of the proposed Project would commence in May 2022 and would last approximately 34 months, ending in February 2025. The analysis contained herein is based on the following subset area schedule assumptions (duration of phases is approximate):

- Demolition – 3 months
- Site preparation/grading – 4 months
- Building construction – 29 months
- Paving – 5 months
- Architectural coating – 4 months

The majority of the phases listed above would occur concurrently and not sequentially in isolation. The estimated construction duration was provided by the applicant. Detailed construction equipment modeling assumptions are provided in Appendix A, Air Quality and Greenhouse Gas Emissions Modeling.

The construction equipment mix used for estimating the construction emissions of the proposed Project is based on information provided by the Project applicant and is shown in Table 3.3-1.

Table 3.3-1. Construction Scenario Assumptions

Construction Phase	One-Way Vehicle Trips			Equipment		
	Average Daily Worker Trips	Average Daily Vendor Truck Trips	Total Haul Truck Trips	Equipment Type	Quantity	Usage Hours
Demolition	54	4	396	Aerial lifts	8	2.5
				Concrete/industrial saws	1	2.5
				Crushing/proc. equipment	1	2.5
				Excavators	4	2.5
				Skid steer loaders	6	2.5
				Tractors/loaders/ backhoes	1	2.5
Site preparation/ grading	24	4	4,876	Excavators	1	3
				Rubber-tired dozers	2	3
				Scrapers	4	3
				Tractors/loaders/ backhoes	2	3
Building construction	352	150	0	Cranes	4	3.5
				Forklifts	12	3.5
				Generator sets	2	3.5
				Tractors/loaders/ backhoes	2	3.5
				Welders	8	3.5
Paving	38	4	0	Pavers	5	5
				Paving equipment	5	5
				Rollers	5	5
Architectural coating	70	4	0	Air compressors	3	4

Note: See Appendix A for details.

For the analysis, it was assumed that heavy construction equipment would be operating 5 days per week (22 days per month) during Project construction. Construction worker and vendor trips were based on CalEEMod default assumptions and rounded up to the nearest whole number to account for whole round trips.

During demolition, the Project would result in approximately 4,000 tons of demolition material. During the site preparation/grading phase, Project construction would include 39,000 net cubic yards of import (cut: 26,000 cubic yards; fill: 65,000 cubic yards). It is anticipated that earth movement would be primarily, if not completely, accomplished using off-road equipment (e.g., scrapers and excavators). The equipment type, quantity, and daily usage were provided by the applicant.

The Project would be required to comply with VCAPCD Rule 55 to control dust emissions generated during any dust-generating activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active dust areas two times per day, with additional watering depending on weather conditions. The Project would be required to comply with VCAPCD Rule 74.2 for use of architectural coatings. The Project applicant has committed to using no-VOC and low-VOC coatings for

interiors and exteriors. For modeling purposes, it was assumed that coatings would meet the South Coast Air Quality Management District (SCAQMD) super-compliant coating threshold of 10 g/L VOC.

Proposed construction activities would result in the temporary addition of pollutants to the local airshed caused by on-site sources (i.e., off-road construction equipment, soil disturbance, and VOC off-gassing) and off-site sources (i.e., on-road haul trucks, vendor trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity; the specific type of operation; and, for particulate matter, the prevailing weather conditions. Therefore, such emission levels can only be approximately estimated.

Table 3.3-2 presents the estimated daily emissions generated during construction of the Project. Details of the emission calculations are provided in Appendix A.

Table 3.3-2. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions – Unmitigated

Year	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pounds per Day					
2022	6.94	63.82	59.32	0.19	19.28	7.21
2023	12.42	46.93	70.08	0.17	10.06	4.03
2024	3.80	26.35	37.26	0.11	7.31	2.58
2025	3.56	24.93	36.04	0.11	7.20	2.48
Maximum	*12.42*	*63.82*	*70.08*	*0.19*	*19.28*	*7.21*

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter.
See Appendix A for complete results.

As shown in Table 3.3-2, Project construction would not exceed 25 pounds per day of VOC emissions, but NO_x emissions would exceed 25 pounds per day. Therefore, per the VCAPCD Guidelines, construction-related impacts would not be significant, but mitigation to reduce NO_x emissions is recommended.

Table 3.3-3 presents the estimated daily emissions generated during construction of the Project including implementation of **MM-AQ-1**. Details of the emission calculations are provided in Appendix A.

Table 3.3-3. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions – Mitigated

Year	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pound per Day					
2022	2.95	23.02	56.29	0.18	17.34	5.40
2023	8.79	11.51	70.35	0.16	8.27	2.35
2024	1.84	8.61	33.44	0.10	6.50	1.82
2025	1.76	8.48	32.36	0.10	6.50	1.82
Maximum	*8.79*	*23.02*	*70.35*	*0.18*	*17.34*	*5.40*

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter.
See Appendix A for complete results.

As shown in Table 3.3-3, with mitigation, Project construction would not exceed 25 pounds per day of VOC or NO_x emissions. Therefore, construction impacts would be less than significant; however, inclusion of **MM-AQ-1** and **MM-AQ-2** is recommended.

Operational Emissions

Emissions from the operational phase of the proposed Project were estimated using CalEEMod. Operational year 2025 was assumed because it would be the first full year following completion of proposed construction.

Area Sources

CalEEMod was used to estimate operational emissions from area sources, including emissions from consumer product use, architectural coatings, and landscape maintenance equipment. Emissions associated with natural gas usage in space heating and water heating are calculated in the building energy use module of CalEEMod, as described in the following text.

Consumer products are chemically formulated products used by household and institutional consumers, including detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products. Other paint products, furniture coatings, or architectural coatings are not considered consumer products (CAPCOA 2021). Consumer product VOC emissions for the buildings are estimated in CalEEMod based on the floor area of a building and on the default factor of pounds of VOC per building square foot per day. Consumer products associated with the parking lot and other asphalt surfaces include degreasers, which were estimated based on the square footage of the parking lot and the default factor of pounds of VOC per square foot per day. The CalEEMod default values for consumer products were assumed.

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings, such as in paints and primers used during building maintenance. CalEEMod calculates the VOC evaporative emissions from the application of surface coatings based on the VOC emissions factor, building square footage, assumed fraction of surface area, and reapplication rate. The VOC emissions factor is based on the VOC content of the surface coatings, and VCAPCD Rule 74.2 (Architectural Coatings) governs the VOC content for interior and exterior coatings. This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories. The Project applicant has committed to using no-VOC and low-VOC coatings for interiors and exteriors. For modeling purposes, it was assumed that coatings would meet the SCAQMD super-compliant coating threshold of 10 g/L VOC. The model default reapplication rate of 10% of area per year is assumed. Consistent with CalEEMod defaults, it is assumed that the surface area for painting equals 2.7 times the floor square footage, with 75% assumed for interior coating and 25% assumed for exterior surface coating (CAPCOA 2021).

Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chainsaws, and hedge trimmers. The emissions associated with landscape equipment use are estimated based on CalEEMod default values for emission factors (grams per square foot of building space per day), as well as number of summer days (when landscape maintenance would generally be performed, 180 days) and winter days.

Energy Sources

As represented in CalEEMod, energy sources include greenhouse gas (GHG) emissions associated with building electricity and natural gas usage (non-hearth). Electricity use would contribute indirectly to GHGs, because GHG emissions occur at the site of the power plant, which is typically off site. Emissions were calculated by multiplying the energy use by the utility's carbon intensity (pounds of GHGs per megawatt-hour for electricity or 1,000 British thermal units [Btu] for natural gas) for carbon dioxide (CO_2) and other GHGs. Annual electricity emissions were estimated in CalEEMod using the emissions factors for Southern California Edison (SCE), which would be the energy source provider for the proposed Project. The Project would include a 640-kilowatt (kW) solar photovoltaic system.

The proposed Project would be subject to the 2019 standards from Title 24 of the California Code of Regulations (CCR), which went into effect on January 1, 2020. The proposed Project would include electric-vehicle charging stations in accordance with the California Green Building Standards Code (CALGreen) and 2019 Title 24 standards; however, the electric-vehicle charging stations were not quantified in this analysis.

Mobile Sources

Following completion of construction activities, the proposed Project would generate criteria pollutant emissions from mobile sources (vehicular traffic) as a result of the employees working at the Project site and visitors to the Project. CalEEMod default data, including trip characteristics, trip lengths, and emissions factors, were used for the model inputs. Project trip rates were taken from the Institute of Transportation Engineers Trip Generation 11th Generation for land use Code 130, Industrial Park, consistent with the City's traffic assessment. Project-related traffic was assumed to include a mixture of vehicles in accordance with the associated use, as modeled in CalEEMod. Emissions factors representing the vehicle mix and emissions for 2025 were used to estimate emissions associated with vehicular sources.

Stationary Sources

Following the completion of construction activities, the proposed Project would generate criteria pollutant emissions from stationary sources, namely diesel emergency generators. The Project would include two 1,250 kW generators and one 800 kW generator for emergency use. The Project assumed use of Kohler KD-1250 and KD-800 generators. The KD-1250 generators are rated Tier 2 and emission factors from the U.S. Environmental Protection Agency (EPA) certification were used in the modeling. Because the tier level was not known for the KD-800 generator, CalEEMod default emission factors were used. The generators were assumed to be tested for 1 hour per day and up to 50 hours per year in accordance with CARB's Airborne Toxic Control Measure for Stationary Compression Ignition Engines (17 CCR 93115).

Table 3.3-4 presents the maximum daily emissions associated with operation of the Project after all phases of construction have been completed. Emissions represent maximum of summer and winter. "Summer" emissions are representative of the conditions that may occur during the O_3 season (May 1 through October 31), and "winter" emissions are representative of the conditions that may occur during the balance of the year (November 1 through April 30).

Table 3.3-4. Estimated Maximum Daily Operational Criteria Air Pollutant Emissions

Emission Source	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pounds per Day					
Area	7.22	0.00	0.13	0.00	0.00	0.00
Energy	0.21	1.91	1.61	0.01	0.15	0.15
Mobile	3.54	4.07	36.48	0.08	9.30	2.52
Stationary	1.08	15.89	3.83	0.02	0.43	0.43
Total	**12.05**	**21.87**	**42.05**	**0.11**	**9.88**	**3.10**
VCAPCD significance threshold	*25*	*25*	—	—	—	—
Vehicle source emissions threshold exceeded?	**No**	**No**	—	—	—	—

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; VCAPCD = Ventura County Air Pollution Control District.
See Appendix A for complete results.

As shown in Table 3.3-4, the Project would not exceed any of the VCAPCD operational criteria pollutant emissions thresholds. Therefore, the Project would have a less-than-significant impact during operation.

Conclusion

Based on the previous considerations, the Project would not result in a cumulatively considerable increase in emissions of nonattainment pollutants, and cumulative impacts would be less than significant; however, incorporation of **MM-AQ-1** and **MM-AQ-2** are recommended.

MM-AQ-1 Heavy-duty diesel-powered construction equipment greater than 50 horsepower shall be equipped with Tier 4 Final or better diesel engines. The City of Thousand Oaks shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards per the Ventura County Air Pollution Control District Guidelines. Equipment engines must be maintained in good condition and in proper tune as per manufacturer's specifications.

MM-AQ-2 During construction activities, the contractor shall, at a minimum, electrify or use alternative fuels (non-diesel) for the operation of all equipment less than 50 horsepower (welders). In addition, electricity use during construction activities shall come from the existing electric grid instead of a diesel generator. If a generator is necessary for the completion of construction activities, a non-diesel generator shall be used.

An exemption from the requirements in MM-AQ-1 and MM-AQ-2 may be granted by the City of Thousand Oaks (City) in the event that the applicant documents that equipment with the required tier or fuel type is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet owners/operators in Ventura County were contacted and that those owners/operators confirmed Tier 4 Final or electric equipment could not be located within Ventura County. Further, if an exemption is granted by the City, the applicant shall use a minimum of Tier 3 equipment in place of the Tier 4 Final equipment.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less-Than-Significant Impact with Mitigation Incorporated.

Health Impacts of Toxic Air Contaminants

"Sensitive receptors" are facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, older people, and people with illnesses (VCAPCD 2003). Examples include schools, hospitals, residences, and daycare centers. There are existing residences adjacent to the northern and eastern boundaries of the Project site.

A substance is considered toxic if it has the potential to cause adverse health effects in humans, including increasing the risk of cancer upon exposure or acute (immediate) and/or chronic (cumulative) non-cancer health effects. A toxic substance released into the air is considered a toxic air contaminant (TAC). Adverse health effects associated with exposure to TACs may include carcinogenic (i.e., cancer-causing) and noncarcinogenic effects. Noncarcinogenic effects typically affect one or more target organ systems and may be experienced on either short-term (acute) or long-term (chronic) exposure to a given TAC.

TACs are identified by federal and state agencies based on a review of available scientific evidence. In the State of California, TACs are identified through a two-step process that was established in 1983 under the Toxic Air Contaminant Identification and Control Act. This two-step process of risk identification and risk management and reduction was designed to protect residents from the health effects of toxic substances in the air. In addition, the California Air Toxics "Hot Spots" Information and Assessment Act, Assembly Bill (AB) 2588, was enacted by the legislature in 1987 to address public concern over the release of TACs into the atmosphere.

Examples include certain aromatic and chlorinated hydrocarbons, certain metals, and asbestos. TACs are generated by a number of sources, including stationary sources, such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources, such as automobiles; and area sources, such as landfills.

Construction Health Risk

Project construction would result in emissions of diesel particulate matter (DPM) from heavy construction equipment and trucks accessing the site. DPM is characterized as a TAC by the State of California. The Office of Environmental Health Hazard Assessment has identified carcinogenic and chronic noncarcinogenic effects from long-term exposure, but has not identified health effects due to short-term exposure to diesel exhaust. According to the Office of Environmental Health Hazard Assessment (OEHHA 2015), health risk assessments (HRAs), which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period for the maximally exposed individual resident; however, such assessments should be limited to the period/duration of activities associated with a project. Construction for the proposed Project would take place over a 34-month period, and thus would represent a small fraction of the recommended exposure duration. However, in an abundance of caution, an HRA (see Appendix A) was prepared for construction of the Project, as discussed below.

For risk assessment purposes, PM_{10} in diesel exhaust is considered DPM and originates mainly from off-road equipment operating at a defined location for a given length of time at a given distance from sensitive receptors. Less-intensive, more-dispersed emissions result from on-road-vehicle exhaust (e.g., heavy-duty

diesel trucks). For the construction HRA, the CalEEMod scenario for the Project was adjusted to reduce diesel truck one-way trip distances to 1,000 feet to estimate emissions from trucks on site.

Air dispersion modeling was performed using the EPA's American Meteorological Society/Environmental Protection Agency Regulatory Model (AERMOD) Version 21112 modeling system (computer software) with the Lakes Environmental Software implementation/user interface, AERMOD View Version 10.2.1. The HRA followed the Office of Environmental Health Hazard Assessment's guidelines (OEHHA 2015) and VCAPCD guidance to calculate the health risk impacts at all proximate receptors, as further discussed below. The dispersion modeling included the use of standard regulatory default options. AERMOD parameters were selected consistent with the VCAPCD and EPA guidance and identified as representative of the Project site and Project activities. Principal parameters of this modeling are presented in Table 3.3-5.

Table 3.3-5. AERMOD Principal Parameters – Construction

Parameter	Details
Meteorological Data	AERMOD-specific meteorological data for the Thousand Oaks air monitoring station was used for the dispersion modeling. A 3-year meteorological data set from 2015 through 2017 was obtained from the Ventura County Air Pollution Control District in a preprocessed format suitable for use in AERMOD.
Urban versus Rural Option	Urban dispersion option was selected due to the developed nature of the Project area and per Office of Environmental Health Hazard Assessment guidelines (OEHHA 2015). Ventura County's population of 845,599 was used in the analysis.
Terrain Characteristics	The elevation of the site is 687 feet above mean sea level and the surrounding area is predominantly flat.
Elevation Data	Digital elevation data were imported into AERMOD and elevations were assigned to receptors and emission sources, as necessary. Digital elevation data were obtained through the AERMOD View in the U.S. Geological Survey's National Elevation Dataset format with a resolution of 1/3 degree (approximately 10 meters [33 feet]).
Source Release Characterizations	The modeled line of volume sources was approximately 5 acres. A plume height dimension of 6.8 meters (22 feet), a plume width dimension of 8.6 meters (28 feet), and a release height of 3.4 meters (11 feet) were assumed for off-road equipment and diesel trucks, consistent with the U.S. Environmental Protection Agency's guidance (EPA 2015).

Notes: AERMOD = American Meteorological Society/Environmental Protection Agency Regulatory Model.
See Appendix A.

Regarding receptors, the construction scenario used a fine Cartesian grid of 20-meter (66-foot) spacing placed over residential receptors proximate to the Project site.

The health risk calculations were performed using the Hotspots Analysis and Reporting Program Version 2 (HARP2) Air Dispersion Modeling and Risk Tool (ADMRT) Version 22118 (CARB 2022a). AERMOD was run with all sources emitting unit emissions (1 gram per second) to obtain the necessary input values for HARP2. The line of volume sources was partitioned evenly based on the 1 gram per second emissions rate. The ground-level concentration plot files were then used to estimate the long-term cancer health risk to an individual and the noncancerous chronic health indices. There is no reference exposure level for acute health impacts from DPM; thus, acute risk was not evaluated.

"Cancer risk" is defined as the increase in probability (chance) of an individual developing cancer due to exposure to a carcinogenic compound, typically expressed as the increased chances in 1 million. "Maximum

individual cancer risk" is the estimated probability of a maximally exposed individual potentially contracting cancer as a result of exposure to TACs over a period of 30 years for residential receptor locations. For the construction HRA, the TAC exposure period was assumed to be from the third trimester of pregnancy for 34 months for all receptor locations (i.e., the assumed duration of Project construction). The exposure pathway for DPM is inhalation only.

VCAPCD has also established noncarcinogenic risk parameters for use in HRAs, because some TACs increase noncancerous health risk due to long-term (chronic) exposures, and some TACs increase noncancerous health risk due to short-term (acute) exposures. Chronic exposure is evaluated in the construction HRA. Noncarcinogenic risks are quantified by calculating a hazard index, expressed as the ratio between the ambient pollutant concentration and its toxicity or reference exposure level, which is a concentration at or below which health effects are not likely to occur. The chronic hazard index is the sum of the individual substance chronic hazard indices for all TACs affecting the same target organ system. A hazard index less of than 1 means that adverse health effects are not expected. Results of the construction HRA are presented in Table 3.3-6.

Table 3.3-6. Construction Health Risk Assessment Results – Unmitigated

Impact Parameter	Units	Project Impact	CEQA Threshold	Level of Significance
Maximum Individual Cancer Risk – Residential	Per Million	103.0	10	Potentially significant
Chronic Hazard Index – Residential	Index Value	0.06	1.0	Less than significant

Source: VCAPCD 2003.
Note: CEQA = California Environmental Quality Act.
See Appendix A.

As shown in Table 3.3-6, Project construction activities would result in a residential maximum individual cancer risk of 103.0 in 1 million, which is greater than the significance threshold of 10 in 1 million. Project construction would result in a residential chronic hazard index of 0.06, which is below the 1.0 significance threshold. The Project construction TAC health risk impacts would be potentially significant and mitigation is required.

MM-AQ-1 and **MM-AQ-2** (see Section 3.3[b] for the text of these mitigation measures) would be implemented to reduce emissions of DPM generated during construction of the Project. Results of the construction HRA with implementation of **MM-AQ-1** and **MM-AQ-2** are presented in Table 3.3-7.

Table 3.3-7. Construction Health Risk Assessment Results – Mitigated

Impact Parameter	Units	Project Impact	CEQA Threshold	Level of Significance
Maximum Individual Cancer Risk – Residential	Per Million	5.5	10	Less than significant
Chronic Hazard Index – Residential	Index Value	0.003	1.0	Less than significant

Source: VCAPCD 2003.
Notes: CEQA = California Environmental Quality Act.
See Appendix A.

As shown in Table 3.3-7, mitigated Project construction activities would result in a residential maximum individual cancer risk of 5.5 in 1 million, which is less than the significance threshold of 10 in 1 million. Mitigated Project construction would result in a residential chronic hazard index of 0.003, which is below the 1.0 significance threshold. The Project construction TAC health risk impacts would be less than significant with mitigation.

Operational Health Risk

Less-Than-Significant Impact. As previously discussed, the Project would include three backup diesel generators during operation. As such, emissions of DPM would occur during maintenance and testing of the generators. Emissions of DPM were estimated using the Tier 2 certification standards for the KD-1250 generators and CalEEMod defaults for the KD-800 generator. The generators were assumed to operate 1 hour per day and up to 50 hours per year.

The dispersion modeling was performed using AERMOD (Version 21112). As previously described, health effects from carcinogenic air toxics are usually described in terms of cancer risk. The exhaust from diesel engines is a complex mixture of gases, vapors, and particles, many of which are known human carcinogens. DPM has established cancer risk factors and relative exposure values for long-term chronic health hazard impacts. No short-term, acute relative exposure values are established and regulated; therefore, these are not addressed in this assessment.

Dudek evaluated the Project's potential cancer and noncancer health impacts using exposure periods appropriate to evaluate long-term emission increases (third trimester of pregnancy to 30 years). Emissions dispersion of DPM was modeled using AERMOD, then cancer risk and noncancer health impacts subsequently using the CARB HARP2 ADMRT, Version 22118. The chemical exposure results were then compared to VCAPCD thresholds to assess Project significance. Principal parameters of this modeling are presented in Table 3.3-8.

Table 3.3-8. AERMOD Principal Parameters – Operation

Parameter	Details
Meteorological Data	AERMOD-specific meteorological data for the Thousand Oaks air monitoring station was used for the dispersion modeling. A 3-year meteorological data set from 2015 through 2017 was obtained from the Ventura County Air Pollution Control District in a preprocessed format suitable for use in AERMOD.
Urban versus Rural Option	Urban dispersion option was selected due to the developed nature of the Project area and per Office of Environmental Health Hazard Assessment guidelines (OEHHA 2015). Ventura County's population of 845,599 was used in the analysis.
Terrain Characteristics	The elevation of the site is 687 feet above mean sea level and the surrounding area is predominantly flat.
Elevation Data	Digital elevation data were imported into AERMOD and elevations were assigned to receptors and emission sources, as necessary. Digital elevation data were obtained through the AERMOD View in the U.S. Geological Survey's National Elevation Dataset format with a resolution of 1/3 degree (approximately 10 meters [33 feet]).

Table 3.3-8. AERMOD Principal Parameters – Operation

Parameter	Details
Source Release Characterizations	The source release characterizations for the generators were taken from the manufacturers technical data sheets for the KD-1250 and KD-800, respectively (Kohler 2017). For the KD-1250 generators, a release height of 15 feet, gas exit temperature of 925°F, stack inside diameter of 4 feet, and gas exit flow rate of 8,511 ft3/minute were assumed. For the KD-800 generator, a release height of 10.1 feet, gas exit temperature of 878°F, stack diameter of 0.96 feet, and gas exit flow rate of 6,155 ft3/minute were assumed. The generators were modeled as point sources. Building downwash was included for on-site buildings.

Notes: AERMOD = American Meteorological Society/Environmental Protection Agency Regulatory Model.
See Appendix A.

Regarding receptors, the construction scenario used a fine Cartesian grid of 20-meter (66-foot) spacing placed over residential receptors proximate to the Project site. Results of the operational HRA are presented in Table 3.3-9.

Table 3.3-9. Operational Health Risk Assessment Results – Unmitigated

Impact Parameter	Units	Project Impact	CEQA Threshold	Level of Significance
Maximum Individual Cancer Risk – Residential	Per Million	5.0	10	Less than Significant
Chronic Hazard Index – Residential	Index Value	0.001	1.0	Less than Significant

Source: VCAPCD 2003.
Notes: CEQA = California Environmental Quality Act.
See Appendix A.

As shown in Table 3.3-9, Project operational activities would result in a residential maximum individual cancer risk of 5 in 1 million, which is less than the significance threshold of 10 in 1 million. Project operation would result in a residential chronic hazard index of 0.001, which is below the 1.0 significance threshold. The Project construction TAC health risk impacts would be less than significant.

Health Impacts of Carbon Monoxide

Mobile-source impacts occur on two basic scales of motion. Regionally, Project-related travel would add to regional trip generation and increase the vehicle miles traveled (VMT) within the local airshed and the SCAB. Locally, Project-related traffic would be added to the City's roadway system. If such traffic occurs during periods of poor atmospheric ventilation, consists of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and/or operates on roadways already crowded with non-Project traffic, there is a potential for the formation of microscale carbon monoxide (CO) hotspots in the area immediately around points of congested traffic. Because of continued improvement in mobile emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SCAB is steadily decreasing.

VCAPCD recommends conducting a CO hotspot screening analysis for any project that meets both of the following conditions:

- The project would generate indirect CO emissions that are greater than the applicable ozone project significance thresholds (i.e., 25 pounds per day).

- The project would generate traffic that would significantly impact congestion levels at roadway intersections currently operating at, or that are expected to operate at, LOS [level of service] E or F.

As shown in Table 3.3-4, operation of the Project would not exceed the VCAPCD threshold of 25 pounds per day for O_3 precursors (VOCs or NO_x). VCAPCD has not established a daily significance threshold for CO emissions. As such, the Project is not anticipated to significantly affect congestion levels at roadway intersections due to the minimal number of vehicle trips generated by the Project. As a result, the Project does not trigger the need for a CO hotspot analysis and would not cause or contribute to a CO hotspot. Therefore, the Project would not expose sensitive receptors to substantial CO concentrations, and impacts would be less than significant.

Valley Fever

As previously discussed, the City has a low incidence rate of Valley Fever. Furthermore, the Project would not impact undisturbed land; it would be built on an existing developed site, which is not a source of Valley Fever spores. Impacts would be less than significant.

Health Impacts of Other Criteria Air Pollutants

Construction and operation of the proposed Project would not result in emissions that exceed VCAPCD's emission thresholds for any criteria air pollutants. Regarding VOCs, some VOCs are associated with motor vehicles and construction equipment, while others are associated with architectural coatings, the emissions of which would not result in the exceedances of VCAPCD's thresholds. Generally, the VOCs in architectural coatings are of relatively low toxicity. Additionally, VCAPCD Rule 74.2 restricts the VOC content of coatings for both construction and operational applications.

In addition, VOCs and NO_x are precursors to O_3, for which the SCAB is designated as attainment with respect to the NAAQS and CAAQS. The health effects associated with O_3 are generally associated with reduced lung function. The contribution of VOCs and NO_x to regional ambient O_3 concentrations is the result of complex photochemistry. The increases in O_3 concentrations in the SCAB due to O_3 precursor emissions tend to be found downwind from the source location to allow time for the photochemical reactions to occur. However, the potential for exacerbating excessive O_3 concentrations would also depend on the time of year that the VOC emissions would occur, because exceedances of the O_3 ambient air quality standards tend to occur between April and October, when solar radiation is highest.

Regarding nitrogen dioxide (NO_2), according to the construction emissions analysis, construction of the proposed Project would not contribute to exceedances of the NAAQS and CAAQS for NO_2. Health impacts from exposure to NO_2 and NO_x are associated with respiratory irritation, which may be experienced by nearby receptors during the periods of heaviest use of off-road construction equipment. However, these operations would be relatively short term. Additionally, off-road construction equipment would operate at various portions of the site and would not be concentrated in one portion of the site at any one time. Construction of the proposed Project would not require any stationary emission sources that would create substantial, localized NO_x impacts. Therefore, health impacts would be less than significant.

The VOC and NO_x emissions, as described previously, would minimally contribute to regional O_3 concentrations and its associated health effects. In addition to O_3, NO_x emissions would not contribute to potential exceedances of the NAAQS and CAAQS for NO_2. Thus, it is not expected that the proposed Project's

operational NO_x emissions would result in exceedances of the NO_2 standards or contribute to the associated health effects. CO tends to be a localized impact associated with congested intersections. The associated CO hotspots were discussed previously as a less-than-significant impact. Thus, the proposed Project's CO emissions would not contribute to significant health effects associated with this pollutant. Likewise, PM_{10} and particulate matter with an aerodynamic diameter of 2.5 microns or less (fine particulate matter, or $PM_{2.5}$) would not contribute to potential exceedances of the NAAQS and CAAQS for particulate matter, would not obstruct the SCAB from coming into attainment for these pollutants, and would not contribute to significant health effects associated with particulates.

Based on the preceding considerations, health impacts associated with criteria air pollutants would be less than significant.

Conclusion

With implementation of **MM-AQ-1** and **MM-AQ-2**, potentially significant impacts relating to health risk from Project construction would be less than significant with mitigation incorporated.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less-Than-Significant Impact. The occurrence and severity of potential odor impacts depend on numerous factors. The nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying, cause distress among the public, and generate citizen complaints.

Construction Emissions

During Project construction, exhaust from equipment may produce discernible odors typical of most construction sites. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. However, such odors would disperse rapidly from the Project site and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be less than significant.

Operational Emissions

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities (VCAPCD 2003). The Project would not create new sources of odor during operation. Therefore, Project operations would result in an odor impact that is less than significant.

Cumulative Impacts

This section provides an analysis of cumulative impacts from construction and operation of the Project and other past, present, and reasonably foreseeable future projects, as required by Section 15130 of the State CEQA Guidelines. For the purposes of air quality emissions, this cumulative analysis also considers emissions within the SCAB.

Threshold 3.3(a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

As discussed in Section 3.3(a), buildout of the Project would not exceed the growth projections for the City for employment estimates. As discussed in Sections 3.3(a) and 3.3(b), implementation of the Project would result in construction and operational emissions that would be below the VCAPCD's mass daily regional significance thresholds (with mitigation for construction equipment), and as such, would not conflict with the VCAPCD's consistency criterion for consistency with an applicable AQMP. The impact of the Project, in addition to the additional growth anticipated through cumulative projects, would constitute a less-than-significant cumulative impact related to AQMP implementation with mitigation. Therefore, the Project would not contribute to a cumulatively considerable impact related to conflicting with the VCAPCD's AQMP.

Threshold 3.3(b) Would the project 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?

As discussed previously, air pollution by nature is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and the VCAPCD develops and implement plans for future attainment of ambient air quality standards. The potential for the Project to result in a cumulatively considerable impact, specifically, a cumulatively considerable new increase of any criteria pollutant for which the Project region is nonattainment under an applicable NAAQS and/or CAAQS, is addressed in Section 3.3(b). Consistent with the finding for the Project, the cumulatively considerable net increase of any criteria pollutant for which the Project region is in nonattainment would be less than significant with mitigation during construction, and less than significant during operation for cumulative impacts. The Project would not result in a cumulatively considerable impact.

Threshold 3.3(c) Would the project expose sensitive receptors to substantial pollutant concentrations?

As discussed in Section 3.3(c) regarding sensitive receptors, the Project would result in a less-than-significant impact with mitigation for construction-related impacts, and a less-than-significant impact for operational impacts. With mitigation, emissions of TACs during construction would not exceed applicable thresholds for off-site receptors. The Project would also not cause or create a CO hotspot. The Project would not emit substantial quantities of criteria pollutant emissions or TACs during operation. The impact of the Project, in addition to growth within 0.5 miles of the Project, could further increase the exposure of air quality pollutants to sensitive receptors. Emissions during construction would disperse rapidly from the Project site and generally occur at magnitudes that would not affect substantial numbers of people. Consistent with the significance finding for the proposed Project, during construction there would be a less-than-significant cumulative impact with mitigation related to exposure of sensitive receptors to

substantial pollutant concentrations from TACs. Consistent with the significance finding for the Project, during operation there would be a less-than-significant cumulative impact related to exposure of sensitive receptors to substantial pollutant concentrations from TACs.

Threshold 3.3(d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

As discussed in Section 3.3(d) regarding odors or other emissions, the Project would result in a less-than-significant impact during construction and operation. Odor impacts are generally limited to the immediate area surrounding the source. Potential odors from the Project site would be temporary and limited (due to the type of land uses—research and warehouses are not typically substantial odor-producing land uses), and cumulative projects, among other developments in the SCAB, would be subject to VCAPCD Rule 51. Therefore, the Project would not contribute to a cumulatively considerable impact regarding other emissions, such as those leading to odors, which would adversely affect a substantial number of people. The cumulative impact would be less than significant.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With 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 modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or 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 local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Dudek biologists prepared a Biological Resources Assessment for the Project in May 2022 (Appendix B1), which identifies the potential for biological resources to occur on and adjacent to the Project site at 1100 Rancho Conejo on the existing vacant industrial park previously owned and occupied by Amgen. Existing development includes three two-story buildings totaling 167,475 square feet used for office and laboratories and the associated existing hardscape and landscape areas. The Project would involve demolition of the existing buildings and infrastructure; removal of 54 (31 oak trees and 23 sycamore trees) of the 77 protected trees (50 oaks and 27 sycamores); relocation on site of 10 (10 oak trees) of the 77 protected trees; construction of a one-story amenity building and three two-story lab/office buildings with surface parking lots, landscaping, emergency generators, and infrastructure improvements; planting of 87 oak trees on site (twelve 36-inch-box trees, seventy-two 48-inch-box trees, and three 72-inch-box trees); and conditioning of up to 75 protected trees for off-site replanting. The Biological Resources Assessment includes a summary of regulatory framework, literature and database review, and International Society of Arboriculture (ISA) Certified Arborist peer review of the Landmark Tree and Oak Tree Report (Appendix A of Appendix B1 to this IS/MND); methods for the reconnaissance-level biological survey, focused survey for special-status plant species, tree survey verification, and aquatic resources delineation; a discussion of the existing biological conditions; and conclusions and recommendations based on the literature and database review, peer review, and field surveys.

The Project is located on an 18.99-acre site at 1100 Rancho Conejo Boulevard, at the intersection of Rancho Conejo Boulevard and Ventu Park Road north of U.S. Highway 101 in Thousand Oaks, California. Access to the Project site is provided via both Ventu Park Road and Rancho Conejo Boulevard. The Project site is zoned as Industrial Park Zone (M-1), with a General Plan Industrial land use designation.

The Project site is dominated by urban/developed and landscape plantings with native habitats, including one sensitive vegetation community—*Encelia californica* shrubland alliance (i.e., California brittle bush scrub)—occurring in the northern and northeastern portions of the site. No special-status plant species or special-status wildlife species were observed during surveys. A total of 77 protected trees, consisting of 27 California sycamore (*Platanus racemosa*), 43 coast live oak (*Quercus agrifolia*), 4 holly oak (*Q. ilex*), and 3 cork oak (*Q. suber*), were documented

throughout the Project site (see Appendix A of Appendix B1 to this IS/ MND). No U.S. Fish and Wildlife Service (USFWS) critical habitat occurs within the Project site, and due to the developed nature of the site and surrounding areas, no wildlife corridors occur there. The existing trees and shrubs provide habitat for native and migratory birds, and the Project site is along migratory bird routes, which birds may follow during the day or night.

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less-Than-Significant Impact with Mitigation Incorporated.

Plant Species

The California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) (CDFW 2022), California Native Plant Society (CNPS 2022), and USFWS's Information for Planning and Consulting (USFWS 2022a) database queries identified 25 special-status plant species that have been documented within 5 miles of the Project site (Figure 11, Literature Review Results). Based on Dudek's habitat suitability analysis, none of the 25 special-status plant species is expected to occur based on lack of suitable vegetation on site and the site being outside the species' known elevation range. Appendix C, Plant Species Not Expected to Occur, of Appendix B1 to this IS/MND includes a table of the 25 special-status plant species and their potential to occur based on documented occurrences and site conditions.

During the May 2, 2022, reconnaissance-level biological survey and May 9, 2022, focused special-status plant survey, 119 plant species were documented, as shown in Appendix D, Plant Species Compendium, to Appendix B1 to this IS/MND. In all, 33 (28%) were native and 86 (72%) were non-native. No special-status plant species were observed.

Dominant plant species observed included non-native ornamental plant species in the landscaped areas of the industrial park portions of the Project site, and California sagebrush (*Artemisia californica*), deer weed (*Acmispon glaber*), and California brittle bush (*Encelia californica*) along the slopes in the northern and eastern portions of the site. The native habitats in the north and east are isolated from larger native vegetation areas and are surrounded by development. Signs of disturbance were observed in these areas, including vegetation removal (mowing or weed whipping) and encroachment from landscaping maintenance.

Review of historical aerial imagery shows that the areas in the north and northeast dominated by California sagebrush and deer weed were cleared and devoid of shrubs between 2007 and 2011 (Google Earth 2022). During the May 2022 site surveys, an irrigation system was observed in this area, indicating a prior plant establishment effort. The eastern slope of the Project site is dominated by California brittle bush, with a continuous shrub canopy, few herbaceous species beneath the canopy, and a diversity of native and non-native plant species occurring along the outer boundary of the California brittle bush.

Because no special-status plant species are expected to occur within the Project site, Project impacts to special-status wildlife species would be less than significant.

Wildlife Species

The California Natural Diversity Database (CDFW 2022) and Information Planning and Consultation (USFWS 2022a) database queries identified 17 special-status wildlife species that have been documented within 5 miles of the Project site (Figure 11). Based on Dudek's habitat suitability analysis, none of the 17 special-status wildlife species is expected to occur based on the lack of suitable habitat, the disturbed nature of the habitats present at the site, and the isolation of these habitats due to surrounding development. Appendix E, Wildlife Species Not Expected to Occur, of Appendix B1 to this IS/MND, provides a table of the 17 special-status wildlife species and their potential to occur.

During the May 2, 2022, reconnaissance-level biological survey, 12 wildlife species were documented within the landscape plantings and native habitats within the northern and eastern portions of the site, as shown in Appendix F, Wildlife Species Compendium, of Appendix B1 to this IS/MND. A total of 10 bird species, common to the Thousand Oaks area and not special-status species, were documented: house finch (*Haemorhous mexicanus*), lesser goldfinch (*Spinus psaltria*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), northern mockingbird (*Mimus polyglottos*), house sparrow (*Passer domesticus*), mourning dove (*Zenaida macroura*), Bewick's wren (*Thryomanes bewickii*), dark-eyed junco (*Junco hyemalis*), and spotted towhee (*Pipilo maculatus*). These bird species, and others common to the area, have the potential to nest in the existing trees and shrubs at the Project site. One mammal species, brush rabbit (*Sylvilagus bachmani*), and one reptile species, western fence lizard (*Sceloporus occidentalis*), both of which are common to the Thousand Oaks area and are not special-status species, were also documented.

No special-status wildlife species are expected to occur within the Project site; therefore, Project impacts to special-status wildlife species would be less than significant.

Nesting Birds

Removal of trees and shrubs and removal of the existing buildings could result in direct destruction of nests, eggs, and nestlings. Indirect disturbance of birds nesting in adjacent areas could result in abandonment and nest failure. Bird nests with eggs or young of all migratory bird species are protected under the Migratory Bird Treaty Act and the California Fish and Game Code. Loss of active nests as a result of construction or other site preparation activities may potentially be in conflict with these regulations. Because of the disturbed nature of the site and the limited areas of natural habitat, only common species are expected to nest, including American crow, Anna's hummingbird, band-tailed pigeon (*Patagioenas fasciata*), bushtit (*Psaltriparus minimus*), California towhee (*Melozone crissalis*), dark-eyed junco, house finch, Eurasian collared-dove (*Streptopelia decaocto*), and northern mockingbird. On May 27, 2022, a nesting bird survey was performed. Ten nests were identified during the survey, nine of which were inactive. One active band-tailed pigeon nest was observed on the southeast edge of the Project site. One band-tailed pigeon individual was on the nest, and a second was bringing nesting material (i.e., pine needles) to the nest. It is unclear whether eggs were present. The nesting bird results are provided in Appendix B2.

Active bird nests or nests with eggs or young of all native bird species are protected under the Migratory Bird Treaty Act and the California Fish and Game Code. If Project tree and/or vegetation removal is unable to avoid the February 1 through August 31 nesting bird period, impacts to nesting birds may occur, which would be a potentially significant impact. Therefore, **MM-BIO-1** (Pre-Construction Nesting Bird Survey) and **MM-BIO-2** (Nesting Bird Buffers and Requirements) have been included to ensure compliance with the

Migratory Bird Treaty Act and the California Fish and Game Code. With implementation of **MM-BIO-1** and **MM-BIO-2**, impacts to nesting birds would be reduced to less than significant.

MM-BIO-1 Pre-Construction Nesting Bird Survey. A pre-construction survey for nesting birds shall be conducted by a qualified biologist to determine if active (nests containing eggs, nestlings, or associated with dependent fledglings) of special-status birds, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present in the construction zone or within 300 feet of the construction zone. The survey shall be conducted within 1 week prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31).

The pre-construction nesting bird survey shall be repeated if there is a delay in the start of construction activity or if a lapse in construction activity of 2 weeks or greater has occurred. A report documenting the results of the pre-construction nesting bird survey(s) shall be completed and submitted to the City within 48 hours of the survey.

MM-BIO-2 Nesting Bird Buffers and Requirements. If active nests are found, a no-construction buffer shall be established at a minimum of 50 feet for non-raptor bird species and 200 feet for raptor species (this distance may be greater depending on the bird species and construction activity, as determined by the qualified biologist) around the nest site where it overlaps with work areas. Tree and vegetation clearing and construction within the no-construction buffer shall be postponed or halted, at the discretion of the qualified biologist. In addition, all active nests shall be mapped with a GPS unit. Nest locations with associated buffers overlain shall be plotted on aerial photographs to provide regularly updated maps to inform the Project manager/engineer and construction crew of areas to avoid. The qualified biologist shall also serve as a construction monitor during the breeding season to ensure that there are no inadvertent impacts to nesting birds.

Follow-up active nest surveys shall be conducted by a qualified biologist no less than every 14 days following identification of an active bird nest until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. A bird nest monitoring report shall be completed and submitted to the City of Thousand Oaks within 48 hours of each survey.

*b) **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Less-Than-Significant Impact with Mitigation Incorporated.

Vegetation Communities and Land Cover Types

The Project site is dominated by landscaped vegetation and impervious surfaces, including buildings and parking lot surfaces. Four general land cover categories consisting of eight vegetation communities and land cover types were mapped during the field survey, as shown in Table 3.4-1; Figure 12, Biological Resources; and Appendix B, Photograph Log, of Appendix B1 to this IS/MND.

There are scattered coast live oak, holly oak, and cork oak individuals throughout the Project site. Although some of the oak trees occur in small groupings, they were not determined to be an oak woodland or oak savanna due to the spacing between trees and the developed setting per the City's General Plan Conservation Element (City of Thousand Oaks 2013a), which states the following:

> **Southern Oak Woodland/Oak Savannah:** Southern oak woodlands and savannahs primarily occur in gently rolling foothills and valleys. Valley oaks usually form a savannah comprised of large wide-spaced trees separated by extensive grasslands. This plan community is present within the Planning Area but in its undisturbed form is limited to small geographic areas. While the City's Oak Tree Ordinance has enabled many of the individual historic oaks to be protected as development took place, the only remaining examples of southern oak woodlands and savannahs with their associated plants are within public open space. Southern oak woodlands and savannahs support a wide variety of bird and animal species wherever they occur.

The coast live oak, holly oak, and cork oak individuals are discussed as individual trees. Additionally, the California sycamore individuals are discussed as individual trees.

Table 3.4-1. Summary of Vegetation Communities and Land Cover Types

Vegetation Community/Land Cover Type	State Rarity Ranking	Area (Acres)
Riparian		
Baccharis salicifolia alliance	S4	0.08
Scrub		
Artemisia californica–Lotus scoparius association	N	0.24
Encelia californica alliance	S3	0.45
Lotus scoparius alliance	S5	0.12
Grass and Herb Dominated		
Hirschfeldia incana provisional semi-natural association	SNA	0.04
Disturbed and Developed		
Disturbed habitat	N/A	1.63
Landscape plantings	N/A	2.45
Urban/developed and landscape plantings	N/A	13.90
	Total	**18.90[a]**

[a] Assessor's GIS parcel base was used to calculate acreages, which represents a best fit of surveyed property boundaries; therefore, there is minor discrepancy in the total acres.

Status:
N = no. Not identified as sensitive in A Manual of California Vegetation (Sawyer et al. 2009) or California Natural Community List (CDFW 2021a).
N/A = not applicable. Not identified in A Manual of California Vegetation (Sawyer et al. 2009) or California Natural Community List (CDFW 2021a); therefore, there is no sensitivity status.
S3 = vulnerable, sensitive. At moderate risk of extirpation in the jurisdiction due to a fairly restricted range, relatively few populations or occurrences, recent widespread declines, threats, or other factors.
S4 = apparently secure, not sensitive. At a fairly low risk of extirpation in the jurisdiction due to an extensive range and/or many population occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 = secure, not sensitive. At a very low risk of extirpation in the jurisdiction due to a very extensive range, abundant populations or occurrences, with little to no concern from declines or threats.
SNA = semi-natural association. Associated with a non-native plant; therefore, there is not sensitivity status.

Four native riparian and scrub communities—*Baccharis salicifolia* alliance (i.e., mulefat thickets), *Artemisia californica–Lotus scoparius* association (i.e., California sagebrush–deer weed), *Encelia californica* shrubland alliance (i.e., California brittle bush scrub), and *Lotus scoparius* alliance (i.e., deer weed scrub)—occur within the Project site. *Encelia californica* shrubland alliance (i.e., California brittle bush scrub) is identified as S3 and is considered sensitive in the California Natural Community List (CDFW 2021a).

Mulefat thickets occur in one patch in the northeastern portion of the Project site, as shown in Figure 12. Mulefat is greater than 50% relative cover in the shrub canopy. Other species observed include coyote brush (*Baccharis pilularis*), tree tobacco (*Nicotiana glauca*), and shortpod mustard (*Hirschfeldia incana*). Upon review of historic aerial imagery, the area currently dominated by mulefat thickets was cleared and devoid of vegetation regularly, most recently in 2019 (Google Earth 2022). During the aquatic resources delineation (see Appendix B1), the mulefat was assessed as part of Area 1. Area 1 is dominated by mulefat; however, the area lacks hydrophytic vegetation as defined by the U.S. Army Corps of Engineers. Additionally, the area lacks ordinary high water mark indicators; therefore, Area 1 is not a wetland or an aquatic resource. Although mulefat is often associated with riparian habitats, the mulefat on the Project site is not associated with an aquatic feature and is thus not providing riparian habitat. Therefore, the Project would not have a substantial adverse effect on riparian habitat, and no impact would occur.

The Project would impact the entire site, thus impacting 0.45 acres of *Encelia californica* shrubland alliance (i.e., California brittle bush scrub), a sensitive vegetation community ranked as an S3 alliance, indicating that within California, the alliance is vulnerable (CDFW 2021a). California brittle bush scrub within the Project site is dominated by greater than 30% relative cover of California brittle bush, with coyote brush and quailbush (*Atriplex lentiformis*) also occurring. Because the California brittle bush scrub is isolated from other native habitats due to the surrounding business park, parking surfaces, and residential development, the overall habitat value of the California brittle bush scrub is reduced. If the Project is unable to avoid removal of the 0.45 acres of the sensitive vegetation community *Encelia californica* shrubland alliance (i.e., California brittle bush scrub), impacts to sensitive vegetation communities would occur and would be a potentially significant impact. With implementation of **MM-BIO-3** (California Native Landscaping), impacts to sensitive vegetation communities would be reduced to less than significant.

MM-BIO-3 California Native Landscaping. Prior to issuance of a Project building permit, the applicant shall incorporate a minimum of 1.0 acres of a combination of California native shrub and California native perennial understory species known to occur in the Thousand Oaks area into the Project's Landscape Plan. The California native plant species shall have a low or very low water use category, according to the 2014 University of California, Davis Water Use Classification of Landscape Species, and shall be appropriate to the hydro zones identified in in the Landscape Plan/Irrigation Plan. The Project's landscaping shall be maintained to include no less than 1.0 acres of California native landscaping on the property.

c) Would the project 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?

Less-Than-Significant Impact. The Project site is located within the Calleguas Hydrologic Unit, specifically the Calleguas–Conejo Hydrologic Area and Conejo Valley Hydrologic Sub-Area, as defined in the Water Quality Control Plan (also referred to as the Basin Plan) for the Los Angeles Basin (RWQCB 2014).

A query of the USFWS National Wetland Inventory (USFWS 2022b) and U.S. Geological Survey's National Hydrography Dataset (USGS 2022a) databases resulted in no aquatic resources on the Project site, as shown in Figure 11. The nearest daylighted aquatic resources are Arroyo Conejo (approximately 0.4 miles east of the Project site) and the trapezoidal, concrete-lined South Branch Arroyo Conejo (approximately 0.6 miles south of the Project site).

Three areas (Areas 1, 2, and 3) were assessed to see whether they were regulated aquatic resources (i.e., wetland or stream). These potential aquatic resources consist of areas with lowered topography dominated by mulefat and/or surface soil cracks.

After review, none of the three areas were found to include an aquatic resource per the three-criteria wetland definition of the U.S. Army Corps of Engineers or to contain stream features per U.S. Army Corps of Engineers ordinary high water mark indicators. All potential aquatic resources are shown in Figure 13, Aquatic Resources. Appendix G of Appendix B1 of this IS/MND contains wetland determination data forms and Appendix H of Appendix B1 of this IS/MND contains ordinary high water mark data sheets for each of these areas.

No jurisdictional aquatic resources occur on the site; therefore, the Project would have no direct impacts to on-site aquatic resources.

However, there is potential for indirect impacts to downstream aquatic resources (i.e., Arroyo Conejo) through the storm drain network during Project demolition and construction. Potential indirect impacts may include runoff, sedimentation, chemical pollution, erosion, or litter. The City requires a Stormwater Pollution Control Plan for all projects for which the disturbed area is greater than 1 acre. The Stormwater Pollution Control Plan must be on file with the City prior to issuance of a grading permit, and a copy must be maintained at the job site at all times. Additionally, construction activities such as clearing, grading, disturbances to soil such as stockpiling, or excavation that results in disturbances of at least 1 acre of total land are required by the State of California to apply for a National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activity. A Notice of Intent must be filed with the appropriate fees to the State Water Resources Control Board. With adherence to the conditions in the above-referenced documents, indirect impacts to state or federally protected wetlands would be less than significant.

d) Would the project 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?

Less-Than-Significant Impact with Mitigation Incorporated. Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for dispersal or migration of animals and dispersal of plants (e.g., via wildlife vectors). Such corridors contribute to wildlife population viability by ensuring continual exchange of genes between populations, which helps maintain genetic diversity.

Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation. They serve as connections between habitat patches and help reduce the adverse effects of habitat fragmentation. Although individual animals may not move through a habitat linkage, the linkage is a potential route for gene flow and long-term dispersal. Habitat linkages may serve both as habitat and avenues dispersal for small animals such as reptiles, amphibians, and rodents. Habitat linkages may

be represented by continuous patches of habitat or by nearby habitat islands that function as steppingstones for dispersal and movement (especially for birds and flying insects). Wildlife corridors and habitat linkages provide avenues for dispersal or migration of animals that also contribute to population viability in several ways, including the following:

- Providing habitat for some species
- Providing access to adjacent habitat areas representing additional territory for foraging and mating
- Allowing for a greater carrying capacity
- Providing routes for colonization of habitat lands following local population extinctions or habitat recovery from ecological catastrophes

The Project site is situated in a highly urbanized area of the City and does not contribute to the existence of a wildlife corridor for several reasons. Specifically, the Project site is currently developed with industrial buildings and a parking lot dominated by impervious surfaces and surrounded by industrial, commercial, and residential buildings. Any wildlife moving through the Project site would either be bird species, flying insects, or very small mammals or reptiles. Larger wildlife species seeking to pass through the region are likely traveling along the riparian habitats of Arroyo Conejo (approximately 0.4 miles east of the Project site) and the Conejo Mountains and associated open space areas (approximately 0.6 miles west of the Project site). In addition, areas between the Project site and Arroyo Conejo and the Conejo Mountains are highly urbanized, reducing the ability of larger wildlife to access the Project site. Lastly, the Project site lacks streams, canyons, or similar topography that are commonly used by larger wildlife and that would facilitate wildlife movement (Figure 12, Biological Resources). Additionally, the Conservation Element of the Thousand Oaks General Plan (City of Thousand Oaks 2013a) does not identify vegetation communities or wildlife corridors through the Project site.

Although no corridors for terrestrial wildlife occur on the Project site, exterior lighting may have the potential to disorient migratory birds using the Project vicinity at night, affecting their nighttime movements and exposing them to hazards such as collisions with buildings. This is a potentially significant impact. With implementation of **MM-BIO-4** (Exterior and Interior Lighting), impacts to migratory birds would be reduced to less than significant. Further, per **MM-AES-1** (see Section 3.1, Aesthetics), the Project applicant shall submit a lighting schedule plan and photometric study to the City for review and approval prior to issuance of building permits, demonstrating compliance with Thousand Oaks Municipal Code Sections 8-1.19 and 9-4.2405. The lighting schedule shall document the location, quantity, type, and luminance of all fixtures proposed on the Project site. With the exception of bollard and similar ground-level lighting, all exterior lighting shall be shielded and downcast to minimize light spillover on adjacent properties.

MM-BIO-4 Exterior and Interior Lighting. Exterior lighting shall be designed to minimize upward-directed lighting, and Project design shall minimize the duration and amount of exterior and interior lighting to be in accordance with the Thousand Oaks Municipal Code Sections 8-1.19 and 9-4.2405 and any other related federal and state regulations, such as California Code of Regulations Title 24. Pursuant to this requirement, the following lighting design standards shall be incorporated:

- Incorporate fixture hoods/shielding to orient exterior lighting downward and eliminate horizontal glare and upward-directed light.

- Install automatic motion sensors and controls on exterior lighting to minimize lighting durations, unless approved by the Community Development Director and Police Chief.
- Institute measures to ensure that interior lights are turned off when not in use, unless approved by the Community Development Director and Police Chief. The applicant will be operating until 11:30 p.m.
- Assess site quality and quantity of light needed, avoiding over-lighting with newer technology.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less-Than-Significant Impact with Mitigation Incorporated. There are 77 protected trees dispersed throughout the Project site, as shown in Figure 14, Protected Tree Locations. The 77 protected trees are represented by four tree species, as depicted in Table 3.4-2. The site includes additional container-grown trees that are not included in the tree count, consistent with Thousand Oaks Municipal Code Section 9-4.4205, which exempts "trees planted or grown in containers and held for sale as part of a licensed nursery business," from the Oak Tree Preservation and Protection standards.

Table 3.4-2. Summary of Protected Tree Species on Site

Scientific Name	Common Name	Number of Trees	Percentage
Platanus racemosa	California sycamore	27	35%
Quercus agrifolia	coast live oak	43	56%
Quercus ilex	holly oak	4	5%
Quercus suber	cork oak	3	4%
	Total	**77**	**100%**

Source: Appendix B1

Of the total 77 trees, 59 are single-stemmed and 18 are multi-trunked trees. Tree diameters for single-stemmed trees varied from tree to tree and ranged from 4 to 38 inches, and cumulative trunk diameters for multi-trunked trees ranged from 9 to 57 inches. Average tree heights ranged from 8 to 70 feet tall and canopy widths extended 8 to 60 feet at their widest points. The Summary of Field Observations table and Dripline Measurements in Appendix A of Appendix B1 of this IS/MND provide tree height and attribute information for each oak tree and landmark tree on the Project site.

The City protects oak trees and landmark trees through City Ordinances. Thousand Oaks Municipal Code Section 9-4.4301 et seq. provides the landmark tree preservation regulations and Section 9-4.4201 et seq. provides the oak tree protection regulations. There are 77 protected trees on the Project site: 50 oak trees, which are protected under the Oak Tree Ordinance No. 2010-14, and 27 California sycamores, which are protected under the Landmark Tree Ordinance No. 2017-NS. As shown in Figure 14, these trees are located throughout the Project site. This analysis is based on the Landmark Tree and Oak Tree Report (Appendix A of Appendix B1 of this IS/MND), as well as a tree survey verification by a Dudek ISA-Certified Arborist.

In accordance with the Oak Tree Ordinance, no person shall cut, remove, encroach into the protected zone of, or relocate any oak tree on any public or private property within the City unless a valid oak tree permit has been issued by the City pursuant to the provisions of the Oak Tree Ordinance and the oak tree preservation and protection guidelines.

Direct Tree Impacts/Tree Removal

For the purposes of this IS/MND, direct impacts are those associated with tree removal or encroachment within the tree protection zone (TPZ; a distance of 15 feet from the trunk or 5 feet from the dripline, whichever is greater). Tree removal is expected to be required when the trunk is located inside or within 2 feet of the proposed limits of grading. Encroachment is expected when soil and roots are disturbed within the TPZ.

As reflected in Appendix A of Appendix B1 of this IS/MND, grading impacts would extend throughout the Project site and have direct or indirect impacts on all protected trees. Table 3.4-3 summarizes the number of protected trees by species that are expected to be directly or indirectly impacted by construction.

The Landmark Tree and Oak Tree Report (Appendix A of Appendix B1 of this IS/MND) recommends the removal of 54 trees (31 oak trees and 23 sycamore trees) based on the direct impacts from grading and construction. Based on the Project plans, all trees would experience impacts to their root zones. If Project plans proceed as proposed, the applicant would be required to obtain a City Oak/Landmark Tree Permit prior to construction and mitigate impacts per **MM-BIO-6** (Protected Tree Removal and Replacement).

The Project has been designed to retain 13 trees (9 oak trees and 4 sycamore trees) in the existing landscape. Although these trees would experience encroachment into the TPZ, they do not require removal and can be preserved through the site development process.

Actual tree impact removals numbers may be different than anticipated and presented in this IS/MND once grading plans are staked in the field and are being implemented. Any adjustments to the number of possible impacted trees will be documented by the proposed Project's ISA-Certified Arborist.

Table 3.4-3. Summary of Direct and Indirect Impacts to Protected Trees

Tree Species		Direct Impacts		
Scientific Name	Common Name	Removal	Encroachment	Relocated On Site
Platanus racemosa	California sycamore	23	4	0
Quercus agrifolia	coast live oak	26	7	10
Quercus ilex	holly oak	2	2	0
Quercus suber	cork oak	3	0	0
	Total	**54**	**13**	**10**

Source: Appendix B1

Tree Relocation and Replacement

The Landmark Tree and Oak Tree Report (Appendix A of Appendix B1 of this IS/MND) proposes to relocate 10 protected oak trees that are listed as removals to other locations on the property. Trees identified as candidates for relocation are small-stature trees that typically exhibit good health (new growth and vigor) and structure (trunk/branching); have no uncorrectable, outwardly detectable defects; and show no signs or symptoms of serious pest infestation or species-specific pathogens. Based on these standards, 10 trees are considered reasonable candidates for relocation. The remaining protected trees on the property are not considered candidates because they are not likely to survive the relocation process based on their size, health condition, and/or observable structural defects.

Based on tree health, structure, observable defects, and tree location, tree Nos. 37, 38, 41, 47, 48, 65, 69, 70, 72, and 74 are considered potential candidates for relocation. City Oak Tree Preservation and Protection Guidelines Resolution No. 2010-014 states that "the size of the relocated trees should not exceed six (6″) inches in diameter." A total of 9 of the 10 relocation trees exceed a diameter of 6 inches and will require approval from the City. To avoid incidental damage to the trees during construction or relocation, preservation and protection measures must be provided before, during, and after the construction phase.

If the relocation of these trees is approved, the City will not require additional replacement trees for the relocated trees. As such, 54 of the total removals (31 oak trees and 23 sycamore trees) would require replacement, with up to 162 trees to be replaced at a 3:1 ratio (two 24-inch-box trees and one 36-inch-box tree; the ratio may be adjusted to require fewer trees if larger trees are being relocated on site). The proposed landscape plan identifies 87 new oak trees to be planted on site (twelve 36-inch-box trees, seventy-two 48-inch-box trees, and three 72-inch-box trees). Up to 75 additional oak or other protected tree types would be conditioned to be planted off site consistent with City regulations.

To avoid and minimize impacts to protected trees, the following measures would be implemented to ensure compliance with the City's Oak Tree Preservation and Protection Guidelines (Resolution No. 2010-014): **MM-BIO-5** (Relocation Tree Maintenance and Monitoring), **MM-BIO-6** (Protected Tree Removal and Replacement), **MM-BIO-7** (Tree Protection prior to Construction), **MM-BIO-8** (Tree Protection and Maintenance during Construction), and **MM-BIO-9** (Tree Maintenance after Construction). These measures should be monitored by an ISA-Certified Arborist and enforced by contractors and developers for maximum benefit to the trees. Implementation of these mitigation measures would reduce impacts to less than significant.

MM-BIO-5 Relocation Tree Maintenance and Monitoring. The relocation trees shall be maintained and monitored for 5 years by an International Society of Arboriculture (ISA) Certified Arborist following tree relocation and installation. Trees shall be installed per ISA tree planting specifications under the direction and supervision of an ISA-Certified Arborist. A refundable cash security deposit, in an amount equal to the cost of purchasing an equivalent nursery-grown oak tree and in an amount acceptable to the Community Development Director, shall be made with the Community Development Department prior to tree relocation. The deposit shall be refunded after 12 months if, in the opinion of the Community Development Department, the relocated tree has survived and is considered to be in good health. If the tree is considered to be marginal, the deposit shall be retained for an additional 12 months, when another inspection shall be conducted. If the health of the tree is unchanged or has declined, the developer shall remove the relocated tree and replace it with an equivalent nursery-grown oak tree. The security deposit shall then be refunded to the developer. If a relocation tree fails/dies within the first 5 years after installation, it shall be replaced with a tree of equal or greater diameter at 4.5 feet above natural grade, or multiple trees that sum to the diameter at 4.5 feet above natural grade of the dead relocation tree, or the developer shall replace the dead relocation tree at a 3:1 ratio per City of Thousand Oaks regulations. Installed trees shall be monitored by an ISA-Certified Arborist for the first 5 years after installation. The ISA-Certified Arborist shall submit an annual report documenting tree species, diameter, height above grade, measured dripline, appearance and health conditions, physical description, and

photographs of each tree. The developer shall be responsible for the costs associated with the monitoring and reporting requirement.

MM-BIO-6 Protected Tree Removal and Replacement. All protected oak and sycamore trees shall be replaced at a 3:1 ratio for total of 108 24-inch-box size trees and 54 36-inch-box size trees, consisting of similar species to those being removed. The replacement trees shall be planted and depicted on the landscape architect's planting plan. If different sized trees are proposed for installation or an alternate mitigation site is identified, the proposed size, quantity, and site shall be approved by the City of Thousand Oaks Community Development Director. Additionally, a 5-year tree maintenance fee, in an amount acceptable to the Community Development Director, shall be paid to the Community Development Department for off-site replacement trees. Trees shall be installed per International Society of Arboriculture (ISA) tree planting specifications under the direction and supervision of an ISA-Certified Arborist. Installed trees shall be monitored by an ISA-Certified Arborist for the first 5 years after installation. The ISA-Certified Arborist shall submit an annual report documenting tree species, diameter, height above grade, measured dripline, appearance and health conditions, physical description, and photographs of each tree. The developer shall be responsible for the costs associated with the monitoring and reporting requirement.

MM-BIO-7 Tree Protection prior to Construction. An International Society of Arboriculture (ISA) Certified Arborist shall be retained to oversee implementation of the following:

Fencing. All remaining trees that will not be relocated or removed shall be preserved and protected in place. Trees within approximately 15 feet from the trunk or 5 feet outside the dripline, whichever is greater, of proposed construction activity shall be temporarily fenced with chain link or other material satisfactory to City of Thousand Oaks planning staff throughout grading and construction activities. The fencing shall be installed 15 feet from the trunk or 5 feet outside the dripline, whichever is greater, of each tree (or edge of canopy for cluster of trees), shall be 4 feet tall, and shall be staked every 6 feet. The fenced area shall be considered the tree protection zone (TPZ) unless proximate construction requires temporary removal.

Flagging. Aboveground tree parts that could be damaged by construction equipment (e.g., low limbs, trunks, roots protruding from the soil) shall be flagged with red ribbon prior to the start of construction.

Pre-Construction Meeting. A pre-construction meeting shall be held between all contractors (including grading, tree removal/pruning, builders) and the ISA-Certified Arborist. The ISA-Certified Arborist shall instruct the contractors on tree protection practices and answer any questions. All equipment operators and spotters, assistants, or those directing operators from the ground shall provide written acknowledgment of having received tree protection training. This training shall include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices that will accomplish such.

MM-BIO-8 Tree Protection and Maintenance during Construction. An International Society of Arboriculture (ISA) Certified Arborist shall be retained to oversee implementation of the following:

Equipment Operation and Storage. Heavy equipment operation and storage shall be avoided around the trees. Operating heavy machinery around the root zones of trees will increase soil compaction, which decreases soil aeration and subsequently reduces water penetration in the soil. All heavy equipment and vehicles shall, at minimum, stay out of the fenced tree protection zone (TPZ), unless specifically approved in writing and under the supervision of an ISA-Certified Arborist or as provided by the approved landscape plan.

Storage and Disposal. Storage or discarding of any supply or material, including paint, lumber, concrete overflow, and other materials, shall not occur within the TPZ. All foreign debris within the TPZ shall be removed; however, it is important to leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrients. Draining or leakage of equipment fluids near retained trees shall be avoided. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) shall be disposed of properly. Equipment shall be parked at least 50 feet away from retained trees to avoid the possibility of leakage of equipment fluids into the soil. The effect of toxic equipment fluids on the retained trees could lead to decline and death.

Grade Changes. Grade changes, including adding fill, are not permitted within the TPZ without special written authorization and under the supervision of an ISA-Certified Arborist or as provided by the approved landscape plan. Lowering the grade within this area will necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade will compact the soil further and decrease both water and air availability to the tree roots.

Moving Construction Materials. Care shall be taken when moving equipment or supplies near the trees, especially overhead. Damaging the tree(s) shall be avoided when transporting or moving construction materials and equipment and working near the trees (even outside the fenced TPZ). Aboveground tree parts that could be damaged (e.g., low limbs, trunks) shall be flagged with red ribbon prior to the start of construction, per **MM-BIO-7**. If contact with the tree crown is unavoidable, the conflicting branch(es) shall be pruned using ISA standards under the direction and supervision of an ISA-Certified Arborist.

Root Pruning. Except where specifically approved in writing, all trenching shall be outside the fenced TPZ. Roots primarily extend in a horizontal direction, forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain tree roots, roots shall be pruned using a Dosko root pruner or equivalent and under the direction and supervision of an ISA-Certified Arborist. All cuts shall be clean and sharp to minimize ripping, tearing, and fracturing of the root system. The trench shall be made no deeper than necessary.

Irrigation. In the event that root pruning is necessary, trees that have been substantially root pruned (30% or more of their root zone) will require irrigation for the first 12 months. The first irrigation shall be within 48 hours of root pruning. These trees shall be deep watered every 2 to 4 weeks during the summer and once a month during the winter (adjust

accordingly with rainfall). One irrigation cycle shall thoroughly soak the root zones of the trees to a depth of 3 feet. The soil shall dry out between watering to avoid keeping a consistently wet soil. One person shall be designated as responsible for irrigating (deep watering) the trees. Soil moisture shall be checked with a soil probe before irrigating. Irrigation is best accomplished by installing a temporary aboveground micro-spray system that will distribute water slowly (to avoid runoff) and evenly throughout the fenced protection zone *but never soaking the area located within 6 feet of the tree trunk, especially during warmer months.*

Pruning. Trees shall not be pruned until all construction is completed. This will help protect the tree canopies from damage. All pruning shall be completed under the direction of an ISA-Certified Arborist and using ISA guidelines. Only dead wood shall be removed from tree canopies.

Inspection. An ISA-Certified Arborist shall inspect the 23 preserved trees on a monthly basis during construction. A report comparing tree health and condition to the original, pre-construction baseline shall be submitted following each inspection. Photographs of representative trees are to be included in the report on an annual basis at minimum.

MM-BIO-9 Tree Maintenance after Construction. Once construction is complete, the fencing may be removed and the following measures shall be performed to sustain and enhance the vigor of the preserved trees:

Mulch. A 2.5- to 3.5-inch mulch layer shall be provided under the canopy of trees. Mulch shall consist of clean, organic mulch that will provide long-term soil conditioning, soil moisture retention, and soil temperature control.

Pruning. The trees will not require regular pruning. Pruning shall only be done to maintain clearance and remove broken, dead, or diseased branches. Pruning shall only take place following a recommendation by an International Society of Arboriculture (ISA) Certified Arborist and performed under the supervision of an ISA-Certified Arborist. No more than 20% of the canopy shall be removed at any one time. All pruning shall conform to ISA standards.

Watering. The natural trees that are not disturbed will not require regular irrigation, other than the 12 months following substantial root pruning. However, soil probing will be necessary to accurately monitor moisture levels. Especially in years with low winter rainfall, supplemental irrigation for the trees that sustained root pruning and any newly planted trees may be necessary. The trees shall be irrigated only during the winter and spring months.

Watering Adjacent Plant Material. All landscape plants near the trees shall be compatible with the water requirements of said trees. The surrounding plants shall be watered infrequently with deep soaks and allowed to dry out in between, rather than receiving frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet. Irrigation spray shall not hit the trunk of any tree. A 60-inch dry zone shall be maintained around all tree trunks. An aboveground micro-spray irrigation system is recommended over typical underground pop-up sprays.

Spraying. If the trees are maintained in a healthy state, regular spraying for insect or disease control will not be necessary. If a problem does develop, an ISA-Certified Arborist shall be consulted; the trees may require application of insecticides to prevent the intrusion of bark-boring beetles and other invading pests. All chemical spraying shall be performed by a licensed applicator under the direction of a licensed pest control advisor.

Inspection. All trees that were impacted during construction within the tree protection zone shall be monitored by an ISA-Certified Arborist for the first 5 years after construction completion. The ISA-Certified Arborist shall submit an annual report, photograph each tree, and compare tree health and condition to the original, pre-construction baseline.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. No habitat conservation plans apply to the Project site (CDFW 2019). No impact would occur.

Cumulative Impacts

This section provides an analysis of cumulative impacts from construction and operation of the Project and other past, present, and reasonably foreseeable future projects, as required by Section 15130 of the State CEQA Guidelines.

The Project site is situated in a highly urbanized area of Thousand Oaks and is surrounded by industrial, commercial, and residential buildings. The Project site is currently developed with industrial buildings and a parking lot dominated by impervious surfaces. Due to the currently developed nature of the Project site, disturbed nature of the habitats present at the site, and the isolation of these habitats due to surrounding development, the quality of the existing habitat is limited. Although the proposed development intensity on the Project site would be slightly greater than existing conditions, the Project would be considered infill development of a previously developed site. As present and reasonably foreseeable future projects are implemented, existing habitats could be fragmented and converted to additional urban developments.

Although the Project could impact nesting birds, impact a sensitive vegetation community, disorient migratory birds from lighting, and impact protected trees, mitigation measures have been identified to reduce these impacts to less than significant. Additionally, the Project would comply with the Migratory Bird Treaty Act and the California Fish and Game Code to protect nesting birds, Project design would be in accordance with the Thousand Oaks Municipal Code Sections 8-1.19 and 9-4.2405 and any other related federal and state regulations such as CCR Title 24, and would comply with the City's Oak Tree Preservation and Protection Guidelines (Resolution No. 2010-014). Similarly, cumulative projects would be required to comply with the Municipal Code, General Plan, and other regulations governing biological resources, and would implement similar mitigation measures per project-specific environmental review. Through implementation of the mitigation measures and adherence with federal, state, and local regulations, Project impacts during construction at cumulative project locations are expected to be less than significant. Therefore, with adherence to mitigation measures and federal, state, and local regulations, the Project would not result in a cumulatively significant impact to biological resources.

3.5 Cultural Resources

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

Dudek conducted a cultural resources assessment to assess the potential impacts of the Project on cultural resources. The cultural resources investigation included a records search of the California Historical Resources Information System (CHRIS) database, background and archival research, review of historic maps and aerials, and an intensive surface survey to document existing conditions and to assess the potential impacts of the Project on cultural resources.

California Historical Resources Information System Records Search

On May 25, 2022, Dudek staff performed a CHRIS records search at the South Central Coastal Information Center (SCCIC), located on the campus of California State University, Fullerton. The records search included the Project site and a 0.5-mile radius. The CHRIS records search results include the SCCIC's collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, California Department of Parks and Recreation (DPR) site records, technical reports, archival resources, and ethnographic references. Additional consulted sources included historical maps of the Project site; the National Register of Historic Places (NRHP); the California Register of Historical Resources (CRHR); the California Historic Property Data File; and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility.

Previously Conducted Cultural Resource Studies

Results of the cultural resources records search indicate that 23 cultural resource studies have been conducted within 0.5 miles of the Project site from 1974 to 2008. None of these studies overlap the Project site; four of the studies (VN-00084, -00342, -01130, and -01527) are adjacent to the Project site. Table 3.5-1 details all 23 cultural resources studies, followed by a brief summary of the relevant available reports that have been conducted on properties adjacent to the Project site.

Table 3.5-1. Previous Technical Studies within 0.5 Miles of the Project Site

SCCIC ID	Author	Year	Report Title	Addresses Project Site
VN-00035	Kaufman, Susan Hector	1975	Evaluation of the Archaeological Resources and Potential Impact of Proposed Industrial Tract 2461, Ventura County	No
VN-00038	Davis, David	1974	Final Archaeological Impact Report Appendix 4 Environmental Impact Report Tract 2391 and Rpd-74-125	No
VN-00084	Clewlow, William C. Jr.	1977	An Archaeological Resource Survey and Preliminary Impact Assessment of the MGM Ranch Property Thousand Oaks, California	Adjacent
VN-00085	Clewlow, William C. Jr.	1977	Problems With Respect to the Proposed Extension of Ventu Park Road and the Impact of the Extension on Known Archaeological Sites	No
VN-00101	Rosen, Martin D.	1976	Conejo Canyon Study	No
VN-00103	Clewlow, William C. Jr.	1978	Preliminary Archaeological Investigations on Mgm Ranch: 4-VEN-170, 4-VEN-171, 4-VEN-272, 4-VEN-437, 4-VEN-449	No
VN-00104	Clewlow, William C. Jr.	1978	Intra-site Variability on VEN-261 and the Proposed Ventu Park Road Extension: an Analysis and Recommendations for Mitigating Procedures	No
VN-00172	Davis, David, C. Singer, N. Leonard, III, and J. Clewlow	1976	Final Archaeological Impact Report. Ventu Park Road General Plan Amendment Study C-76-6, City of Thousand Oaks and Tract 2501/rpd-75-149 Laston Associates/Nicobar Corporation	No
VN-00256	Roeder, Mark A.	N/A	Fish Remains (mostly Vertebrae) From an Inland Chumash Site (VEN-261), Ventura County, California	No
VN-00342	Lopez, Robert	1978	An Archaeological Reconnaissance of the 14.96 Acre Tract 2693, Rancho Conejo Industrial Park, City of Thousand Oaks, Ventura County, California	Adjacent
VN-00434	Anonymous	1975	Intra-site Variability on VEN-261 and the Proposed Ventu Park Road Extension: an Analysis and Recommendations for Mitigating Procedures	No
VN-00474	Botkin, Steven G. and C. William Clewlow, Jr.	1986	Limited Archaeological Investigation of a Temporary Haul Road Corridor Near VEN-261 and VEN-261x, City of Thousand Oaks, California	No
VN-00627	Lopez, Robert	1986	An Archaeological Reconnaissance of the Area of the Proposed Lawrence Investigation Property, Newbury Park, Ventura County, California.	No

Table 3.5-1. Previous Technical Studies within 0.5 Miles of the Project Site

SCCIC ID	Author	Year	Report Title	Addresses Project Site
VN-00718	Prichett, Jack and Allen McIntyre	1979	The Running Springs Ranch Site: Archaeological Investigations at VEN-65 and VEN-261	No
VN-00843	Singer, Clay A.	1975	A Preliminary Appraisal of the Archaeological Resources of Sites 4-VEN-65 and 4-VEN-261: Information Relevant to the Evaluation of Resources Subject to Potential Destruction by Development of Tracts 2391 and 2348, and the Northward Extension of Ventu Park	No
VN-01084	King, Chester	1992	Native American Placenames in the Santa Monica Mountains: First Draft	No
VN-01130	Drover, Christopher E.	1988	Environmental Impact Evaluation: an Archaeological Assessment of Vesting Tentative Tract Map—366--Rancho Conejo City of Thousand Oaks, California	Adjacent
VN-01310	Blackwell, Charlotte	1976	Anthro Lab. Class Report	No
VN-01458	Van Horn, David M.	1987	Trade and Subsistence in Humaliwu: a Focused Review of Two Decades of Archaeology in the Conejo Corridor	No
VN-01462	King, Chester	1994	Prehistoric Native American Cultural Sites in the Santa Monica Mountains	No
VN-01527	Allen, Patricia A.	1978	An Historic Study of the Property Known As the MGM Ranch a Planned Community by Shapell Industries Inc.	Adjacent
VN-02713	Cairns, Paul	2008	An Inventory of Sites With Rock Art in Ventura County, California	No
VN-02843	Amaglio, Alessandro	2005	Conejo Fire Mitigation, Conejo Recreation and Park District, FEAM-1498-DR-CA, HMGP #1498-98-36	No

Notes: SCCIC = South Central Coastal Information Center; N/A = not available (not provided).
Rows shaded grey denote those reports that address properties adjacent to the Project site; summaries of these reports are provided below.

Report VN-00084. Archaeological Resource Survey and Preliminary Impact Assessment of the MGM Ranch Property Thousand Oaks, California (Clewlow 1977), documents the results of an archaeological resource assessment for the 1,725-acre MGM Ranch property, which is located north, east, and south of the Project site. The study included background research, a literature search, and an intensive field survey. The study identified 26 archaeological sites within the MGM Ranch property, 9 of which are within a 0.5-mile radius of the Project site, the closest of which is 430 meters (1,411 feet) east of the Project site. Recommended mitigation measures for these sites included the collection and analysis of the surface artifacts, as well as subsurface testing to evaluate the significance of the individual site.

Report VN-01130. Environmental Impact Evaluation: An Archaeological Assessment of Vesting Tentative Tract Map 4366—Rancho Conejo City of Thousand Oaks, California (Drover 1988), documents the results of an archaeological assessment for Tentative Tract Map 4366, a portion of the MGM Ranch property adjacent to the Project site. The study included background research, a literature search, and a field survey to relocate and reevaluate existing archaeological

sites. The study identified 13 previously recorded archaeological sites, 10 of which are within a 0.5-mile radius of the Project site, the closest of which is 430 meters (1,411 feet) east of the Project site. Recommended mitigation measures for these sites, if impacted, include boundary testing, including surface collection and subsurface testing, site "salvage" or preservation if warranted, and archaeological monitoring of grading.

Previously Recorded Cultural Resources

The SCCIC records indicate that no cultural resources have been identified within the Project site, and 11 cultural resources have been previously recorded within the 0.5-mile radius of the Project site, consisting of 9 prehistoric sites and 2 prehistoric isolates. All previously recorded cultural resources located within a 0.5-mile radius of the Project site are summarized in Table 3.5-2 and are briefly described below.

Table 3.5-2. Previously Recorded Archaeological Resources within 0.5 Miles of the Project Site

Designation	Resource Description	Recorded By	NRHP Eligibility	Approximate Distance from Project Site
CA-VEN-000173 (P-56-000173)	Prehistoric site consisting of manos and core tools	1967 (King)	Unknown	735 meters (2,411 feet) north
CA-VEN-000261 (P-56-000261)	Prehistoric site, possible late village site with a possible cemetery	1972 (RCC, UCLA)	Unknown	735 meters (2,411 feet) southeast
CA-VEN-000262 (P-56-000262)	Prehistoric site containing ground stone, flaked stone, flaked stone tools, and hammer stones	1972 (Evans, Coleman, Jones, and Leonard)	Unknown	715 meters (2,346 feet) southeast
CA-VEN-000437 (P-56-000437)	Prehistoric site containing midden, marine shell, cores, core tools, and flakes	1977 (Whitley and Ivie)	Unknown	595 meters (1,952 feet) north
CA-VEN-000438 (P-56-000438)	Prehistoric site containing three flakes	1977 (Whitley and Ivie)	Unknown	405 meters (1,329 feet) north
CA-VEN-000439 (P-56-000439)	Prehistoric isolate, chert biface	1977 (Whitley and Ivie)	Unknown	430 meters (1,411 feet) northeast
CA-VEN-000440 (P-56-000440)	Prehistoric site containing marine shell and flakes	1977 (Whitley and Ivie)	Unknown	310 meters (1,017 feet) northeast
CA-VEN-000441 (P-56-000441)	Prehistoric site containing three flakes and two cores	1977 (Whitley and Ivie)	Unknown	545 meters (1,788 feet) southeast
CA-VEN-000442 (P-56-000442)	Prehistoric site containing a sandstone boulder with pecking, flakes, cores, a core tool, a mano, a biface fragment, and a flaked stone tool	1977 (Whitley and Ivie)	Unknown	640 meters (2,100 feet) east
CA-VEN-000443 (P-56-000443)	Prehistoric site containing flakes	1977 (Whitley and Ivie)	Unknown	430 meters (1,411 feet) east

Table 3.5-2. Previously Recorded Archaeological Resources within 0.5 Miles of the Project Site

Designation	Resource Description	Recorded By	NRHP Eligibility	Approximate Distance from Project Site
CA-VEN-000444 (P-56-000444)	Prehistoric isolate, chert biface	1977 (Whitley and Ivie)	Unknown	595 meters (1,952 feet) northeast

Note: NRHP = National Register of Historic Places.

CA-VEN-173 is a prehistoric archaeological site measuring 15.5 by 15.5 meters (50 by 50 feet) at an elevation of approximately 620 feet above mean sea level (amsl) and is located approximately 735 meters (2,411 feet) north of the Project site. CA-VEN-173 is documented as consisting of manos and core tools and was originally formally recorded in 1967 by King, who described the site as "a small area of artifacts on knoll." No subsurface testing has been conducted at CA-VEN-173, nor has it been evaluated for listing in the NRHP or the CRHR; however, based on the site record, the site appears to qualify as a unique cultural resource eligible for listing.

CA-VEN-261 is a prehistoric archaeological site measuring 100 by 200 meters (328 by 656 feet) at an elevation of approximately 620 feet amsl and is located approximately 735 meters (2,411 feet) southeast of the Project site. CA-VEN-261 is documented as consisting of midden, human remains, marine shell, bowl and mortar fragments, manos, cores, core tools, flakes, flaked tools, and a projectile point. The site was formally recorded in 1972 by Riverside Community College and University of California at Los Angeles (UCLA), who described the site as a possible late village site with a possible cemetery. The site record notes that artifacts on the surface had been collected by locals and UCLA. The site record also notes there were 2- by 2-meter test pits excavated in 1974. It is unknown who performed the excavation or what was recovered. CA-VEN-261 has not been evaluated for listing in the NRHP or the CRHR; however, based on the site record, the site appears to qualify as a unique cultural resource eligible for listing.

CA-VEN-262 is a prehistoric archaeological site measuring 75 by 45 meters (246 by 148 feet) at an elevation of approximately 620 feet amsl and is located approximately 715 meters (2,346 feet) southeast of the Project site. CA-VEN-262 is documented as consisting of manos, mortar fragments, flakes, flaked stone tools, and hammer stones. The site was originally formally recorded in 1972 by Evans, Coleman, Jones, and Leonard, who described the site as a possible earlier milling stone site. No subsurface testing has been conducted at CA-VEN-262, nor has it been evaluated for listing in the NRHP or the CRHR; however, based on the site record, the site appears to qualify as a unique cultural resource eligible for listing.

CA-VEN-437 is a prehistoric archaeological site measuring 45 by 45 meters (148 by 148 feet) at an elevation of approximately 620–640 feet amsl and is located approximately 595 meters (1,952 feet) north of the Project site. CA-VEN-437 is documented as consisting of midden, marine shell, cores, core tools, and flakes. The site was formally recorded in 1977 by Whitley and Ivie, who described the site as a "knoll top midden site." No subsurface testing has been conducted at CA-VEN-437, nor has it been evaluated for listing in the NRHP or the CRHR; however, based on the site record, the site appears to qualify as a unique cultural resource eligible for listing.

CA-VEN-438 is a prehistoric archaeological site measuring 2 by 2 meters (7 by 7 feet) at an elevation of approximately 660 feet amsl and is located approximately 405 meters (1,329 feet) north of the Project site. CA-VEN-438 is documented as consisting of a large quartz flake and two chert flakes. The site was formally recorded in 1977 by Whitley and Ivie, who described the site as a small lithic scatter. No subsurface testing has been

conducted at CA-VEN-438, nor has it been evaluated for listing in the NRHP or the CRHR; based on the site record, the site does not appear to qualify as a unique cultural resource.

CA-VEN-439 is a prehistoric isolate at an elevation of approximately 600 feet amsl and is located approximately 430 meters (1,411 feet) northeast of the Project site. CA-VEN-439 is documented as a chert biface and was formally recorded in 1977 by Whitley and Ivie. No subsurface testing has been conducted at CA-VEN-439, nor has it been evaluated for listing in the NRHP or the CRHR; however, it is standard practice to not consider isolates as unique cultural resources, and therefore this site would appear to be ineligible for listing.

CA-VEN-440 is a prehistoric archaeological site measuring 5 by 5 meters (16 by 16 feet) at an elevation of approximately 620 feet amsl and is located approximately 310 meters (1,017 feet) northeast of the Project site. CA-VEN-440 is documented as consisting of marine shell, quartz crystal, and a chert flake. The site was formally recorded in 1977 by Whitley and Ivie, who described the site as a "small surface scatter of artifacts and shell fragments." No subsurface testing has been conducted at CA-VEN-440, nor has it been evaluated for listing in the NRHP or the CRHR; based on the site record, the site does not appear to qualify as a unique cultural resource.

CA-VEN-441 is a prehistoric archaeological site measuring 10 by 10 meters (33 by 33 feet) at an elevation of approximately 640 feet amsl and is located approximately 545 meters (1,788 feet) southeast of the Project site. CA-VEN-441 is documented as consisting of three flakes and two cores. The site was formally recorded in 1977 by Whitley and Ivie, who described the site as a small lithic scatter. No subsurface testing has been conducted at CA-VEN-441, nor has it been evaluated for listing in the NRHP or the CRHR; based on the site record, the site does not appear to qualify as a unique cultural resource.

CA-VEN-442 is a prehistoric archaeological site measuring 100 by 50 meters (328 by 164 feet) at an elevation of approximately 600 feet amsl and is located approximately 640 meters (2,100 feet) east of the Project site. CA-VEN-442 is documented as consisting of a sandstone boulder with pecking and parallel lines, flakes, cores, a core tool, a mano, a biface fragment, and a flaked stone tool. The site was formally recorded in 1977 by Whitley and Ivie, who described the site as a light lithic scatter. No subsurface testing has been conducted at CA-VEN-442, nor has it been evaluated for listing in the NRHP or the CRHR; however, based on the site record, the site appears to qualify as a unique cultural resource eligible for listing.

CA-VEN-443 is a prehistoric archaeological site measuring 20 by 20 meters (66 by 66 feet) at an elevation of approximately 660 feet amsl and is located approximately 430 meters (1,411 feet) east of the Project site. CA-VEN-443 is documented as consisting of flakes. The site was formally recorded in 1977 by Whitley and Ivie, who described the site as a light lithic scatter. No subsurface testing has been conducted at CA-VEN-443, nor has it been evaluated for listing in the NRHP or the CRHR; based on the site record, the site does not appear to qualify as a unique cultural resource.

CA-VEN-444 is a prehistoric isolate at an elevation of approximately 630 feet amsl and is located approximately 595 meters (1,952 feet) northeast of the Project site. CA-VEN-444 is documented as a chert biface and was formally recorded in 1977 by Whitley and Ivie. No subsurface testing has been conducted at CA-VEN-444, nor has it been evaluated for listing in the NRHP or the CRHR; however, it is standard practice to not consider isolates as unique cultural resources, and therefore the site would appear to be ineligible for listing.

Geotechnical Report Review

Subsurface exploratory borings were conducted within the Project site at 33 locations at depths varying 5 to 50 feet below ground surface (bgs) and performed employing 8-inch-diameter hollow-stem augers. Artificial fill was encountered in all boring locations at depths ranging from 3 to 37.5 feet bgs underlain by native alluvium soils varying from 0 to greater than 30 feet below fill soils, followed by bedrock to depths of 17 to 40 feet bgs. According to the geotechnical report (Appendix C), a majority of the existing fill materials identified within the existing building pads and parking lots consist of engineered fill placed prior to and for the purpose of building construction.

Pedestrian Survey

Methods. The intensive-level survey methods consisted of a pedestrian survey conducted in parallel transects, spaced no more than 5 meters apart (approximately 15 feet), where feasible. The ground surface was inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, groundstone tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of structures and/or buildings (e.g., standing exterior walls, post holes, foundations), and historical artifacts (e.g., metal, glass, ceramics, building materials). Ground disturbances such as rodent burrows, cut banks, trails, and drainages were also visually inspected for exposed subsurface materials. No artifacts were collected during the survey. All fieldwork was documented by field notes and an Apple Generation 7 iPad (iPad) equipped with Esri Collector and Avenza PDF Maps software with close-scale georeferenced field maps of the Project site. Location-specific photographs were taken using the iPad's 12-megapixel resolution camera. Cultural resources identified during this inventory within the Project site were recorded on DPR forms consistent with Office of Historic Preservation's Instructions for Recording Historical Resources (OHP 1995). All field notes, photographs, and records related to the current study are on file at Dudek's Santa Barbara, California, office. All field practices met the Secretary of the Interior's Standards and guidelines for a cultural resources inventory.

Results. An intensive-level archaeological pedestrian survey of the 18.99-acre Project site was completed on May 20, 2022, by Dudek staff archaeologist Brenda Lee Rogers. Ground surface visibility within the Project site was variable, and as such, in areas of dense ground coverage, surface scrapes were occasionally implemented to enhance detection of archaeological materials that may have been obscured on the surface. Survey results for the Project site are detailed below.

The Project site is a developed campus of office buildings and paved parking lots. The exposed ground area provided fair to good visibility, but only included 20% of the Project site; the remaining 80% was paved or built over, providing no to poor ground surface visibility. More than two-thirds of the Project site is either a paved parking lot or covered with extant buildings.

The northeastern portion of the Project site is an undeveloped area, partially covered in trees, brush, and stored gravels and building debris. Visibility in this area of the Project site was poor to good at the time of the site visit. Portions of the open space are covered in grasses, dirt access roads, dense brush, and a gravel parking lot with stored gravels and woodchips, all of which impeded visibility during the site visit. Only modern materials, including tiles, bottles, beer cans, disused security huts, and PVC pipes, were observed. Soils are a brown silty loam with gravel and rock. There are large areas of yellow-brown sand, which appear to be imported. The northeastern portion of the Project site on the higher elevation consists of a one-third gravel-covered lot and two-thirds undeveloped, brush-covered space. The remainder of the northeastern area is covered by a paved parking lot. All surrounding flower beds were observed for any resources. No cultural material was observed within the northeastern portion of the Project site under less-than-reliable conditions.

The main area of the Project site is covered by the extant buildings and paved parking, and the southwestern portion is covered in landscaped areas consisting of lawns and ornamental plants. There is a series of courtyards between the buildings. The courtyards have grass lawns with paved sidewalks and seating areas, where vegetation was dense and impenetrable, providing no to poor ground surface visibility. No cultural material was observed under less-than-reliable conditions.

Soils observed in the mid- and southwestern area of the Project site appear darker in color than the north, and are a very dark gray, brown silty clay loam. The U.S. Department of Agriculture describes a complex series of soils within the Project site, ranging from clay to silty clay loams. The soils observed in the undeveloped areas of the Project site appeared consistent with the U.S. Department of Agriculture description of Rincon silty clay loam, Linne silty clay loam, Gilroy loam, San Benito clay loam, and Zamora loam (USDA 2022).

Regulatory Framework

Work for the Project was conducted in compliance with CEQA. The regulatory framework as it pertains to cultural resources under CEQA is detailed below.

Under the provisions of CEQA, including the CEQA Statute (PRC Sections 21083.2 and 21084.1), the CEQA Guidelines (14 CCR 15064.5), and PRC Section 5024.1 (14 CCR 4850 et seq.), properties expected to be directly or indirectly affected by a proposed project must be evaluated for CRHR eligibility (PRC Section 5024.1).

The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate which properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term "historical resources" includes a resource listed in or determined to be eligible for listing in the CRHR; a resource included in a local register of historical resources; and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (14 CCR 15064.5[a]). The criteria for listing properties in the CRHR were developed in accordance with previously established criteria developed for listing in the NRHP. The California Governor's Office of Historic Preservation regards "any physical evidence of human activities over 45 years old" as meriting recordation and evaluation (OHP 1995).

California Register of Historical Resources

A cultural resource is considered "historically significant" under CEQA if the resource meets one or more of the criteria for listing in the CRHR. The CRHR was designed to be used by state and local agencies, private groups, and citizens to identify existing cultural resources within the state, and to indicate which of those resources should be protected, to the extent prudent and feasible, from substantial adverse change. The following criteria have been established for the CRHR. A resource is considered significant if it:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the CRHR must retain enough of their historic character or appearance to be able to convey the reasons for their significance. Such integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

Under CEQA, if an archaeological site is not a historical resource but meets the definition of a "unique archeological resource" as defined in PRC Section 21083.2, then it should be treated in accordance with the provisions of that section. A "unique archaeological resource" is defined as follows (PRC Section 21083.2):

> An archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:
>
> - Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
> - Has a special and particular quality, such as being the oldest of its type or the best available example of its type
> - Is directly associated with a scientifically recognized important prehistoric or historic event or person

Resources that neither meet any of these criteria for listing in the CRHR nor qualify as a "unique archaeological resource" under CEQA (PRC Section 21083.2) are viewed as not significant. Under CEQA, "A non-unique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects" (PRC Section 21083.2[h]).

Impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. Impacts to historical resources from a proposed project are thus considered significant if the project (1) physically destroys or damages all or part of a resource; (2) changes the character of the use of the resource or physical feature within the setting of the resource, which contributes to its significance; or (3) introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

California Environmental Quality Act

As described further, the following Sections of the CEQA Statute (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines "unique archaeological resource."
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource;" it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines "tribal cultural resources."
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b)–(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant

archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (PRC Section 21084.1; 14 CCR 15064.5[b]). If a site is listed or eligible for listing in the CRHR, included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1[q]), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; 14 CCR 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; 14 CCR 15064.5[a]).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (14 CCR 15064.5[b][1]; PRC Section 5020.1[q]). In turn, the significance of a historical resource is materially impaired when a project does any of the following (14 CCR 15064.5[b][2]):

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2[a]–[c]).

PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts on nonunique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2[a]; 14 CCR 15064.5[c][4]). However, if a nonunique archaeological resource qualifies as a tribal cultural resource (PRC Sections 21074[c] and 21083.2[h]), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. These procedures are detailed in PRC Section 5097.98.

California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (California Health and Safety Code Section 7050.5[b]). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours (California Health and Safety Code Section 7050.5[c]). The NAHC will notify the most likely descendant, and with the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by the NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less-Than-Significant Impact. Based on CHRIS and NAHC Sacred Lands File records searches, background research, and a pedestrian survey, no historical resources were identified within the Project site. The CHRIS records search results included the SCCIC's digitized collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, DPR site records, technical reports, archival resources, and ethnographic references. Dudek reviewed the SCCIC records to determine whether implementation of the Project would have the potential to impact historical resources. A pedestrian survey of the Project site was conducted with negative results. SCCIC records indicate that 23 cultural resources studies had been conducted within 0.5 miles of the Project site from 1974 to 2008. None of these studies overlap the Project site, and four of these studies were conducted on properties adjacent to the Project site. As a result of the previous research, 11 cultural resources have been previously recorded within 0.5 miles of the Project site, consisting of 9 prehistoric sites and 2 prehistoric isolates. All extant buildings within the Project site are less than 45 years old, and no built-environment resources exist within a close enough radius to be impacted by proposed construction activities. The potential for the Project to cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5 is unlikely. Therefore, impacts that could potentially cause an adverse change to the significance of a historical resource would be less than significant.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less-Than-Significant Impact with Mitigation Incorporated. Based on CHRIS and NAHC Sacred Lands File records searches, background research, and a pedestrian survey, no archaeological resources were identified within the Project site. Dudek reviewed the SCCIC records to determine whether implementation of the Project would have the potential to impact known and unknown cultural resources. SCCIC records indicate that 23 cultural resources studies had been conducted within 0.5 miles of the Project site from 1974 to 2008. None of these studies overlap the Project site, and four of these studies were conducted on properties adjacent to the Project site. As a result of the previous research, 11 cultural resources have been previously recorded within 0.5 miles of the Project site, consisting of 9 prehistoric sites and 2 prehistoric isolates.

A pedestrian survey of the Project site was conducted with negative results. The negative results of the pedestrian survey were less than reliable due to pavement, structures, and dense vegetation obstructing at least 85% of the Project site. Additionally, no previous cultural assessment was conducted on the Project site before or after the site was developed; therefore, it is difficult to ascertain whether cultural deposits exist within native soils present on site. Geotechnical studies demonstrate that the Project site is covered in artificial fill soils from 0 to 37 feet below current ground surface, and that the fill soils are underlain by native soils, the intactness of which the geotechnical report did not discuss (Appendix C). In consideration of all these factors and given the cultural sensitivity of the areas surrounding the Project site, the potential to encounter unknown intact subsurface archaeological deposits and/or features during ground-disturbing activities within native soils is considered low, but possible. In the event that unanticipated archaeological resources are encountered during Project implementation, impacts to these resources would be potentially significant. Therefore, **MM-CUL-1** through **MM-CUL-3** would be implemented to reduce potential impacts to unanticipated archaeological resources. Implementation of **MM-CUL-1** through **MM-CUL-3** would reduce potential impacts pertaining to the inadvertent discovery of archaeological resources to less than significant.

MM-CUL-1 Impacts to cultural resources shall be minimized through implementation of pre- and post-construction tasks. Tasks pertaining to cultural resources include the development of a Cultural Resource Monitoring and Inadvertent Discovery Plan (Plan). The purpose of the Plan is to outline a program of appropriate monitoring as well as treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing phases (including, but not limited to, pre-construction site mobilization and testing, grubbing, removal of soils for remediation, construction ground disturbance, construction grading, trenching, and landscaping) and to provide for the proper identification, evaluation, treatment, and protection of any cultural resources throughout the duration of the Project. This Plan shall define the process to be followed for the identification and management of cultural resources in the Project area during construction. Existence and importance of adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities.

MM-CUL-2 Worker Environmental Awareness Program (WEAP) training shall be provided to all construction personnel and monitors who are not trained archaeologists prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared to ensure proper identification and treatment of inadvertent cultural resource discoveries. The purpose of the WEAP training is to provide specific details on the kinds of cultural

materials, both prehistoric and historic, that may be identified during construction of the Project and explain the importance of and legal basis for the protection of cultural resources. Each worker shall also be provided the proper procedures to follow in the event that cultural resources or human remains are discovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate notification of the site supervisor and a qualified archaeologist. If the discovery is Native American in nature, each of the consulting tribes for the Project shall be notified.

MM-CUL-3 A qualified archaeologist meeting the Secretary of the Interior's Standards shall be retained and on call to conduct spot monitoring and respond to and address any inadvertent discoveries identified during ground-disturbing activities, whether within disturbed or imported fill soils. Additionally, a qualified archaeologist meeting the Secretary of the Interior's Standards shall be retained to monitor all initial ground disturbance once such activities have reached 1 foot above native/alluvial soils. "Initial ground disturbance" is defined as initial construction-related moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by current Project-related construction. A qualified archaeological principal investigator meeting the Secretary of the Interior's Professional Qualification Standards shall oversee and adjust monitoring efforts as needed (e.g., increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor shall be responsible for maintaining daily monitoring logs for those days monitoring occurs.

In the event that potential prehistoric or historic-era archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 50 feet of the find shall immediately stop and a qualified archaeologist must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending on the significance of the find under the California Environmental Quality Act (CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, or data recovery) may be warranted. If Native American resources are discovered or are suspected, each of the consulting tribes for the Project shall be notified and as dictated by California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). An archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the Riverside Community College District for review. This report shall document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the South Central Coastal Information Center and interested consulting tribes.

In the event that human remains are inadvertently encountered during construction activities, such resources shall be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resources

Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the Project site or any nearby area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined, within 2 working days of notification of the discovery, if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC must immediately notify those persons it believes to be the most likely descendants from the deceased Native American. The most likely descendant(s) must then complete their inspection within 48 hours of being granted access to the site. The most likely descendant(s) would then determine, in consultation with the property owner, the disposition of the human remains.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less-Than-Significant Impact with Mitigation Incorporated. No prehistoric or historic burials were identified within the Project site as a result of the CHRIS records search, NAHC Sacred Lands File search, or pedestrian survey, nor are there any dedicated cemeteries within or surrounding the Project site. Because the Project site has been subject to significant previous ground disturbance and artificial fill soils are documented to exist between 0 and 37 feet below the current ground surface, the potential to encounter intact human burials is unlikely, but possible. In the event that human remains are encountered during ground-disturbing activities, impacts to these resources would be potentially significant. Therefore, **MM-CUL-1** through **MM-CUL-3** (see Section 3.5[b]) would be implemented to reduce potential impacts to inadvertently encountered human remains. Implementation of **MM-CUL-1** through **MM-CUL-3** would reduce the potential impacts related to disturbance of human remains to less than significant.

Cumulative Impacts

Cumulative impacts on cultural resources consider whether impacts of the proposed Project, together with related projects identified within the vicinity of the Project Site, when taken as a whole, substantially diminish the number of cultural resources within the same or similar context or property type. As discussed in this section, there are no known cultural resources located within the Project site; therefore, the Project site is not part of an existing or known grouping or district of cultural resources that would be impacted as part of the cumulative impacts of other projects. Adherence to MM-CUL-1, MM-CUL-2, and MM-CUL-3 would ensure that the potential for impacts to unknown cultural resources resulting from the Project would be less than significant. Because impacts to cultural resources, if any exist, tend to be site-specific and not cumulative in nature, the Project would not result in a cumulatively considerable impact to cultural resources.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☐	☒	☐

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less-Than-Significant Impact. The short-term construction and long-term operation of the proposed Project would require the consumption of energy resources in several forms at the Project site and within the Project area. Construction and operational energy consumption are evaluated in detail below.

Electricity

Construction Use

Temporary electric power for as-necessary lighting and electronic equipment, such as computers inside temporary construction trailers, would be provided by SCE. The electricity used for such activities would be temporary and would have a negligible contribution to the Project's overall energy consumption. Impacts related to construction electricity use would, therefore, be less than significant.

Operational Use

Project operation would require electricity for multiple purposes, including building heating and cooling, lighting, appliances, and electronics. For building electricity consumption, default electricity consumption rates in CalEEMod for the proposed Project land uses and climate zone were used. Building operations for the Project would involve energy consumption for multiple purposes, including building heating and cooling, lighting, and electronics, as well as parking lot lighting. Building operations, including parking lot lighting, would consume approximately 4,171,842 kilowatt-hours (kWh) per year of electricity (Appendix A). The Project includes a 640 kW solar photovoltaic system that is estimated to generate 1,085,954 kWh per year, resulting in a net consumption of 3,085,888 kWh per year. For comparison, non-residential electricity demand for Ventura County in 2020 was 3,439 million kWh (CEC 2022a). Furthermore, the Project is designed to achieve LEED Silver certification, which may further reduce the Project's energy use compared to that evaluated herein. The proposed Project would result in a negligible increase in electricity consumption. Impacts related to operational electricity use would, therefore, be less than significant.

Natural Gas

Construction Use

Natural gas is not anticipated to be required during construction of the proposed Project. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed below under the "Petroleum" subsection. If natural gas were to be consumed as a result of Project construction, the amount would be minor and would have a negligible contribution to the Project's overall energy consumption. Impacts related to operational natural gas use would, therefore, be less than significant.

Operational Use

Natural gas consumption during operation would be required for various purposes, including building heating and water heating. For building consumption, default natural gas generation rates in CalEEMod for the proposed Project land uses and climate zone were used. Building operations would consume an estimated 7,121,449 thousand Btu (kBtu) per year of natural gas (Appendix A). For comparison, in 2020 approximately 6.5 billion kBtu of natural gas was delivered to Ventura County non-residential customers (CEC 2022b). The proposed Project is subject to statewide mandatory energy requirements as outlined in CCR Title 24, Part 6. Title 24, Part 11, contains additional energy measures that are applicable to proposed Project under CALGreen. Furthermore, the Project is designed to achieve LEED Silver certification, which may further reduce the Project's energy use compared to that evaluated herein. As such, impacts related to operational natural gas use would be less than significant.

Petroleum

Construction Use

Heavy-duty construction equipment associated with construction activities would rely on diesel fuel, as would haul and vendor trucks involved in delivery of materials to the Project site. Construction workers would travel to and from the Project site throughout the duration of construction. It is assumed in this analysis that construction workers would travel to and from the site in gasoline-powered light-duty vehicles.

Heavy-duty construction equipment of various types would be used during each phase of Project construction. Appendix A lists the assumed equipment usage for each phase of construction. Fuel consumption from construction equipment was estimated by converting the total CO_2 emissions from each construction phase to gallons using the conversion factors for CO_2 to gallons of gasoline or diesel. The conversion factor for gasoline is 8.78 kilograms per metric ton CO_2 per gallon, and the conversion factor for diesel is 10.21 kilograms per metric ton CO_2 per gallon (The Climate Registry 2021). The estimated diesel fuel usage from construction equipment is shown in Table 3.6-1.

Table 3.6-1. Construction Equipment Diesel Demand

Phase	Pieces of Equipment	Equipment CO_2 (MT)	Kilograms CO_2 per Gallon	Gallons
Demolition	21	55.85	10.21	5,470.23
Site preparation/grading	0	113.13	10.21	11,079.92
Building construction	0	940.26	10.21	92,092.55

Table 3.6-1. Construction Equipment Diesel Demand

Phase	Pieces of Equipment	Equipment CO_2 (MT)	Kilograms CO_2 per Gallon	Gallons
Paving	0	148.64	10.21	14,557.97
Architectural coating	15	19.15	10.21	1,875.55
			Total	**125,076.22**

Sources: Appendix A; The Climate Registry 2021.
Notes: CO_2 = carbon dioxide; MT = metric ton.

Fuel estimates for total worker, vendor, and haul truck fuel consumption are provided in Table 3.6-2.

Table 3.6-2. Construction Worker, Vendor, and Haul Truck Petroleum Demand

Phase	Trips	Vehicle MT CO_2	Kilograms CO_2 per Gallon	Gallons
Worker Vehicles (Gasoline)				
Demolition	3,510	20.86	8.78	2,375.99
Site preparation/grading	1,848	10.98	8.78	1,250.96
Building construction	221,760	1259.11	8.78	143,406.44
Paving	3,610	20.77	8.78	2,365.16
Architectural coating	5,250	30.20	8.78	3,439.64
			Total	**152,838.18**
Vendor Trucks (Diesel)				
Demolition	260	2.75	10.21	269.22
Site preparation/grading	308	3.26	10.21	318.92
Building construction	94,500	949.69	10.21	93,015.44
Paving	380	3.83	10.21	375.22
Architectural coating	300	3.02	10.21	296.22
			Total	**94,275.01**
Haul Trucks (Diesel)				
Demolition	396	11.93	10.21	1,168.06
Site preparation/grading	4,876	146.85	10.21	14,382.51
Building construction	0	0.00	10.21	0.00
Paving	0	0.00	10.21	0.00
Architectural coating	0	0.00	10.21	0.00
			Total	**15,550.57**

Sources: Appendix A; The Climate Registry 2021.
Notes: MT = metric ton; CO_2 = carbon dioxide.

Construction of the Project is conservatively anticipated to consume approximately 152,838 gallons of gasoline and 234,902 gallons of diesel over approximately 34 months. For comparison, approximately 59 billion gallons of petroleum will likely be consumed in California over the course of the proposed Project's construction phase, based on the California daily petroleum consumption estimate of approximately 78.6 million gallons per day (EIA 2017). Within Ventura County, the estimated petroleum use in 2022 is 324 million gallons per year (CARB 2022b). The Project's consumption is negligible when compared to the

petroleum that would be consumed in California and countywide over the course of construction. Furthermore, equipment greater than 25 horsepower would be subject to CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation. Overall, because petroleum use during construction would be temporary and would not be wasteful or inefficient, impacts would be less than significant.

Operational Use

Fuel consumption resulting from the Project's operational phase would be attributable to employees and visitors traveling to and from the Project site. Petroleum fuel consumption associated with motor vehicles traveling to and from the Project site during operation is a function of VMT. As shown in Appendix A, the annual VMT attributable to the Project is expected to be 3,835,563 VMT per year. Similar to construction worker and truck trips, fuel consumption for operation is estimated by converting the total CO_2 emissions from VMT to gallons using the conversion factors for CO_2 to gallons of gasoline or diesel. Based on the default CalEEMod vehicle mix and the countywide proportion of gasoline and diesel on-road vehicle VMT, the vehicles associated with Project operations would likely be approximately 93% gasoline-powered and 7% diesel-powered vehicles. Gasoline is also used for landscaping equipment. Diesel fuel will also be used for maintenance and testing of the emergency generators. The estimated fuel use from the Project site during operation is shown in Table 3.6-3.

Table 3.6-3. Project Operations – Petroleum Consumption

Fuel	Vehicle MT CO_2	Kilograms CO_2 per Gallon	Gallons
Gasoline	970.77	8.78	110,566.36
Diesel	331.21	10.21	32,440.25

Source: Appendix A; Appendix E.
Notes: CO_2 = carbon dioxide; MT = metric ton.

As depicted in Table 3.6-3, Project operation would result in approximately 143,007 gallons of petroleum fuel usage per year. This is a conservative estimate, because it does not account for usage of electric vehicles. By comparison, California as a whole consumes approximately 28.7 billion gallons of petroleum per year (EIA 2017). Within Ventura County, the estimated petroleum use in 2025 is 285 million gallons per year (CARB 2022b).

Over the lifetime of the Project, the fuel efficiency of vehicles is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the Project site during operation is expected to decrease over time. There are numerous regulations in place that require and encourage increased fuel efficiency, such as efforts to accelerate the number of plug-in hybrids and zero-emissions vehicles in California, and increasingly stringent emissions standards (CARB 2013). As such, operation of the Project is expected to use decreasing amounts of petroleum over time due to advances in fuel economy. Impacts related to operational petroleum use would, therefore, be less than significant.

Although the Project would increase energy use, the use would be a small fraction of the statewide use and, due to efficiency increases, is expected to diminish over time (particularly with respect to petroleum). Given these considerations, energy consumption associated with the Project would not be considered inefficient or wasteful, and would result in a less-than-significant impact.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less-Than-Significant Impact. The proposed Project would be subject to state regulations for energy efficiency, namely, California's Building Energy Efficiency Standards and CALGreen, both of which are set forth in CCR Title 24. California's Building Energy Efficiency Standards were established in 1978 and serve to enhance and regulate California's building standards. These standards include regulations for residential and non-residential buildings constructed in California to reduce energy demand and consumption. The Building Energy Efficiency Standards are updated every 3 years to incorporate and consider new energy efficiency technologies and methodologies. CALGreen institutes mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential, and state-owned buildings, as well as schools and hospitals. The new 2019 standard became effective on January 1, 2020. The 2022 standards will be in effect on January 1, 2023. The proposed Project would meet Building Energy Efficiency Standards and CALGreen standards to reduce energy demand and increase energy efficiency.

At a regional level, the proposed Project would be subject to the policies set forth in SCAG's RTP/SCS, Connect SoCal (SCAG 2020). The RTP/SCS is a regional growth-management strategy that targets per-capita GHG reduction from passenger vehicles and light-duty trucks in the Southern California region pursuant to Senate Bill (SB) 375. In addition to demonstrating the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB, Connect SoCal outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. Thus, successful implementation of Connect SoCal would result in more complete communities with a variety of transportation and housing choices, while reducing automobile use. With regard to individual developments, such as the Project, the strategies and policies set forth in Connect SoCal include improved energy efficiency. Connect SoCal's goal is to actively encourage and create incentives for energy efficiency, where possible. Furthermore, the Project is designed to achieve LEED Silver certification, which may further reduce the Project's energy use compared to that evaluated herein. As discussed previously, the Project would comply with the 2019 CALGreen standards. For these reasons, the proposed Project would be consistent with SCAG's Connect SoCal.

The proposed Project would follow applicable energy standards and regulations during construction. In addition, the proposed Project would be built and operated in accordance with all existing, applicable regulations at the time of construction. As such, the proposed Project would not conflict with existing energy standards or regulations, and impacts would be less than significant.

Cumulative Impacts

This section provides an analysis of cumulative impacts from construction and operation of the Project and other past, present, and reasonably foreseeable future projects, as required by Section 15130 of the State CEQA Guidelines. For purposes of energy, the geographical area of cumulative impacts is state and regional, further detailed below.

Where a lead agency concludes that the cumulative effects of a project, taken together with the impacts of other closely related past, present, and reasonably foreseeable future projects, are significant, the lead agency then must determine whether the project's incremental contribution to such significant cumulative impact is "cumulatively considerable" (and thus significant in and of itself).

Threshold 3.6(a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Cumulative projects that could exacerbate the proposed Project's impacts include any projects that could result in wasteful, inefficient, or unnecessary use of energy. However, cumulative projects would be required by the City, as applicable, to conform to current federal, state, and local energy conservation standards, including the California Energy Code Building Energy Efficiency Standards (24 CCR Part 6), the CALGreen Code (24 CCR Part 11), and SB 743.

As a result, the proposed Project, in combination with other reasonably foreseeable projects, would not cause a wasteful use of energy or other non-renewable natural resources. Therefore, the energy demand and use associated with the proposed Project and cumulative projects would not substantially contribute to a cumulative impact on existing or proposed energy supplies or resources, and would not cause a significant cumulative impact on energy resources.

Threshold 3.6(b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Future development would be subject to the Title 24 standards in place at the time of construction. It is speculative whether other projects would conflict with a state or local plan for renewable energy. However, future projects would be subject to CEQA and would evaluate whether they would conflict with applicable plans.

The proposed Project would not conflict with applicable plans for renewable energy because it would be required to conform to current federal, state, and local energy conservation standards, including the California Energy Code Building Energy Efficiency Standards (24 CCR Part 6), the CALGreen Code (24 CCR Part 11), and SB 743. As such, the proposed Project, in combination with other reasonably foreseeable projects, would not conflict with a state or local plan for renewable energy or energy efficiency.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With 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:				

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a) Would the project 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.

No Impact. The Project site is not within an Alquist-Priolo earthquake fault zone (CGS 2022a) or underlain by any other known active (i.e., Holocene age) earthquake fault. The closest active faults to the Project site are the Simi–Santa Rosa Fault Zone, located approximately 3.5 miles north of the site; the Malibu Coast Fault, located approximately 11 miles south of the site; and the Oak

Ridge Fault, located approximately 13 miles to the northwest. The nearest pre-Holocene, or potentially active, fault is the Sycamore Canyon Fault, located approximately 1 mile southeast of the Project site (CGS 2022b). In addition, completion of the Project would not cause a nearby or regional fault to rupture. As a result, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, and no impacts would occur.

ii) Strong seismic ground shaking?

Less-Than-Significant Impact. The Project site is in a seismically active area of California, with numerous active and potentially active faults in the region. The primary geologic hazard at the Project site is moderate to strong ground motion (acceleration) caused by an earthquake on any of the local or regional faults (Appendix C). The most significant historic earthquake in the Project region was the 1994 Northridge earthquake, which resulted in a moment magnitude 6.7 earthquake.

Project design and construction would occur in compliance with provisions of the 2019 California Building Code, which requires that grading, structural design, and construction be completed such that seismically induced damage would be minimized. In compliance with the California Building Code, recommendations provided in the Project-specific geotechnical report (Appendix C) would be adhered to during design and construction. These recommendations include removal and recompaction of existing uncertified fill, and implementation of ground-improvement techniques below proposed foundations in the northeast portion of the site. The ground improvements would be installed below the proposed foundation systems and slabs-on-grade to densify the uncertified fill materials and to mitigate the potential settlement within the areas of deep fill for support of the Fitness Amenity building. Per the recommendations of the geotechnical report (Appendix C), a qualified ground-improvement contractor would be retained to aid in the selection and implementation of an appropriate ground-improvement method.

As indicated in the Project-specific geotechnical report (Appendix C), based on geophysical measurements taken at the site, the average shearwave velocity varies widely across the site, depending on the depth to very hard volcanic rock. As a result, seismic parameters used for the proposed buildings were based on soil profiles that included stiff soil, very dense soil, soft rock, and rock. Based on this variability in soil types across the site, it will be necessary during construction to demonstrate through subsurface exploration, testing, and analysis that the applied ground improvements successfully achieve the recommended level of mitigation.

In addition to removal of uncertified fill, the geotechnical report recommends that the upper native soils be removed and recompacted to a depth of 3 feet below the bottom of the proposed foundations to create engineered fill pads for the support of the proposed foundations and slab floors (Appendix C). The exposed bottoms would be verified and tested by a soils technician, soils engineer, or geologist prior to placement of compacted fill. Additional removal and recompaction may be required if localized loose soils are encountered during grading.

Given the nature of the proposed industrial uses, completion of the Project would not cause seismic ground shaking to occur. As a result, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, and impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less-Than-Significant Impact. Seismic-related ground failure can include seismically induced landslides, rockfalls, surface fault rupture, differential settlement, dynamic structural settlement, liquefaction, and lateral spreading. Surface fault rupture is addressed in Section 3.7(a)(i) and landslides are addressed in Section 3.7(a)(iv). Steep slopes with the potential for rockfalls are not present on site.

Liquefaction is a phenomenon that occurs when loosely consolidated soils lose their load-bearing capabilities during ground shaking and flow in a fluid-like manner. The specific soil condition conducive to liquefaction is loose sands and silty sands below the water table and typically within the upper 50 feet of the ground surface. The Project site is not within an area of liquefaction potential, as designated by the California Geological Survey (CGS 2022a). In addition, based on the results of a site-specific geotechnical investigation (Appendix C), the Project site is underlain by older alluvium and bedrock of the Lower Topanga Formation and Conejo Volcanics. By nature, bedrock is not considered to be liquefiable. Due to the dense nature of the underlying older alluvium and the hard consistency of the bedrock, the potential for liquefaction to occur at the site is remote.

Lateral spreading is a form of slope failure in which unsupported soils on slopes underlain by liquefaction-prone soils fail laterally, resulting in tension cracks, block failure, and flowing sands. Because the potential for liquefaction at the site is remote, the potential for lateral spreading is similarly remote.

Seismically induced settlement or compaction of dry or moist, cohesionless soils can be an effect related to earthquake ground motion. Such settlement is typically most damaging when the settlement is differential across the length of structures. Some seismically induced settlement of proposed structures should be expected as a result of strong ground shaking. However, due to the uniform nature of the underlying geologic materials, excessive differential settlement is not expected to occur. The bedrock is not considered susceptible to dynamic dry settlement (Appendix C).

As discussed above for strong seismic ground shaking, the Project would be designed and constructed in accordance with the 2019 California Building Code, which specifies that recommendations of a Project-specific geotechnical report be adhered to during design and construction. These recommendations include removal and recompaction of existing uncertified fill and implementation of ground improvement techniques below proposed foundations in the northeast portion of the site.

In addition, given the nature of the proposed industrial uses, completion of the Project would not cause seismic-related ground failure to occur. As a result, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, and impacts would be less than significant.

iv) Landslides?

Less-Than-Significant Impact. The Project site is not located within an area of seismically induced landslide potential, as designated by the California Geological Survey (CGS 2022a). Similarly, the

Project site is not located within a landslide hazard area, as designated in the City General Plan Safety Element (City of Thousand Oaks 2014). In compliance with the 2019 California Building Code, recommendations provided in the Project-specific geotechnical report (Appendix C) related to slope stability would be adhered to during design and construction. These recommendations include construction of compacted fill slopes, with a minimum compaction of 90%, no steeper than 2:1 (horizontal to vertical) slope gradient. Sidehill fills would have keyway placed at the toe of the proposed fill slope, with the keyway cut a minimum of 3 feet into the native soils and/or bedrock. Where slopes are steeper than 5:1, horizontal benches would be cut into bedrock to provide both lateral and vertical stability. Sidehills would have backdrains installed at the compacted fill/bedrock contact to prevent future pore water pressure buildup, thus minimizing the potential for slope failure. As a result of these standard slope stabilization methods, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Impacts would be less than significant.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less-Than-Significant Impact. The site is currently developed with paved parking areas and existing buildings. Landscaping is present around the perimeter and between the buildings. No original topsoil is present. Demolition of the existing parking lot/buildings, grading, and construction would result in temporary exposure of soils to wind and water erosion, which in turn could result in sedimentation of downstream drainages. However, because Project construction would involve ground disturbance in excess of 1 acre, grading and construction would be completed in accordance with the requirements outlined in the NPDES Construction Stormwater General Permit (2009-0009-DWQ) Construction General Permit (effective July 1, 2010) (NPDES Construction General Permit), which includes the development of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would discuss potential water quality pollutants (including erosion-induced sedimentation), identify minimum best management practices (BMPs), and develop a construction site monitoring plan for the Project. In addition, grading and construction would be completed in accordance with a City-mandated Stormwater Pollution Control Plan, which would include BMPs to control wind and water erosion. The Stormwater Pollution Control Plan would be completed in accordance with the Ventura Countywide Stormwater Quality Management Program, NPDES Permit No. CAS0040002, and any other requirements by the City Public Works Department. As a result, the Project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

c) Would the project 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?

Less-Than-Significant Impact. As discussed above, the Project site is currently developed with no unstable geologic conditions, including landslide, liquefaction, or lateral spreading. Collapsible soils typically occur in geologically young, unconsolidated, low-density, loose, dry soils. Because the site is underlain by dense to very dense older alluvium and bedrock, collapsible soils are not considered a hazard at the site. In addition, the site is not in an area of known ground subsidence due to groundwater extraction, oil extraction, or peat loss (USGS 2022b). Bedrock at the site is relatively shallow (i.e., less than 30 feet), thus minimizing the potential for subsidence to occur.

As indicated in Section 3.7(a)(ii), in compliance with the California Building Code, recommendations provided in the Project-specific geotechnical report (Appendix C) would be adhered to during design and

construction to reduce the potential for ground instability. These recommendations include removal and recompaction of existing uncertified fill, and implementation of ground improvement techniques below proposed foundations in the northeast portion of the site. The ground improvements would be installed below the proposed foundation systems and slabs-on-grade to densify the uncertified fill materials and to mitigate the potential settlement within the areas of deep fill for support of the proposed Fitness Amenity building. In addition to removal of uncertified fill, the geotechnical report recommends that the upper native soils be removed and recompacted to a depth of 3 feet below the bottom of the proposed foundations to create engineered fill pads for the support of the proposed foundations and slab floors.

In addition, grading and construction would not result in unstable conditions because Project design and construction would occur in compliance with recommendations of the Project-specific geotechnical report (Appendix C) and provisions of the 2019 California Building Code, which requires that grading, structural design, and construction be completed such that unstable conditions, including landslides, lateral spreading, subsidence, liquefaction, or collapse, would not occur. As a result, the Project would not be located on a geologic unit or soil that is unstable or that would become unstable as a result of the Project, and impacts would be less than significant.

d) Would the project 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?

Less-Than-Significant Impact. The 1997 Uniform Building Code was the last edition published by the International Conference of Building Officials and was the base code for the 1998 and 2001 editions of the California Building Code. As a result, Table 18-1-B of the Uniform Building Code is no longer applicable. Section 1803A.5.3 of the 2019 California Building Code (the most current version) provides criteria for determining the expansion potential of soil.

Expansive soils are soils that expand when water is added and shrink when dry. The on-site geologic materials within the upper 5 feet of the ground surface are in the low to moderate expansion range, and soils from a depth of 10 to 35 feet bgs are in the moderate to high expansion potential. Project design and construction would occur in compliance with recommendations of the geotechnical report and the provisions of the 2019 California Building Code, which requires that grading, structural design, and construction be completed such that potentially expansive soils would not adversely affect foundations, piping, and related infrastructure. Remedial measures for expansive soils include overexcavation of expansive clays beneath proposed foundations and replacement with nonexpansive sand, or construction of post-tension slabs-on-ground. Additional soil testing for potentially expansive soils would be completed during grading, as applicable, to prevent highly expansive soils from being placed directly beneath concrete foundations, if possible. As a result, the Project would not be located on expansive soil, creating substantial direct or indirect risks to life or property, and impacts would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project would be serviced by City sewers, and no septic tanks or alternative wastewater disposal system would be used. As a result, no impacts would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less-Than-Significant Impact with Mitigation Incorporated. The Project site is located in the central Transverse Ranges Geomorphic Province, which extends from Point Conception in the west to the San Bernardino Mountains in the east. The province also includes the San Gabriel, Santa Monica, and Santa Ynez Mountains and the offshore San Miguel, Santa Rosa, and Santa Cruz Islands (CGS 2002; Norris and Webb 1990).

According to surficial geological mapping by Dibblee and Ehrenspeck (1990) at a scale of 1:24,000, the Project site is underlain by late Pleistocene (129,000 years ago to approximately 11,700 years ago) (Cohen et al. 2022) older alluvium (map unit Qoa).

Dudek submitted a paleontological records search request to the Natural History Museum of Los Angeles County (LACM) of the Project site and the surrounding vicinity on May 10, 2022, and the results were received on May 14, 2022. The LACM reported no vertebrate fossil localities from within the Project site; however, it did report fossil localities from Pleistocene deposits and the Conejo Volcanics (LACM 2022) near the Project site. The closest locality (LACM VP [Vertebrate Paleontology]) 1680) produced a fossil mammoth (*Mammuthus*) and horse (*Equus*) from 14 to 15 feet bgs within silty clay Pleistocene deposits in the Conejo Valley, approximately 1 mile northwest of Newberry Park (LACM 2022). A fossil mastodon (*Mammutidae*) (LACM VP CIT [California Institute of Technology] 585) was recovered from the Saugus Formation from an unknown depth within the southern Las Posas Hills. Southwest of the Project site, near the Lakes at Thousand Oaks, a fossil mastodon (*Mammut americanum*) (LACM VP 7660) was collected on the surface of a streambed. Fossil locality LACM VP 3213, consisting of a ground sloth (*Paramylodon*) and other vertebrates, was recovered from an unknown depth within Pleistocene alluvial deposits along Westlake Boulevard (LACM 2022). Finally, the LACM reported unspecified invertebrates (LACM IP [Invertebrate Paleontology] 16927) from an unknown depth within the City of Agoura, and oyster beds (LACM IP 17148), also from an unknown depth, in the western Simi Hills. Both invertebrate localities were discovered in areas underlain by Conejo Volcanics.

No paleontological resources were identified within the Project site as a result of the institutional records search and desktop geological and paleontological review, and the Project site is not anticipated to be underlain by unique geologic features. The Pleistocene deposits mapped within the Project site have produced significant paleontological resources in the area and are considered to have high paleontological sensitivity. Artificial fill, if present, has no paleontological sensitivity. In the event that intact paleontological resources are located on the Project site, ground-disturbing activities associated with construction of the Project, such as grading during site preparation and trenching for pipelines or utilities, would have the potential to destroy a unique paleontological resource or site. Without mitigation, the potential damage to paleontological resources during construction would be a potentially significant impact. However, with implementation of **MM-GEO-1**, impacts would be reduced to below a level of significance. Impacts of the proposed Project during construction would be less than significant with mitigation incorporated.

MM-GEO-1 Paleontological Resources Impact Mitigation Program and Paleontological Monitoring. Prior to commencement of any grading activity on site, the applicant shall retain a qualified paleontologist per the 2010 Society of Vertebrate Paleontology (SVP) guidelines. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed Project. The PRIMP shall be consistent with the 2010 SVP guidelines and outline requirements for pre-construction meeting attendance and

worker environmental awareness training, where paleontological monitoring is required within the Project site based on construction plans and/or geotechnical reports; procedures for adequate paleontological monitoring and discoveries treatment; and paleontological methods (including sediment sampling for microinvertebrate and microvertebrate fossils), reporting, and collections management. The qualified paleontologist shall attend the pre-construction meeting and a qualified paleontological monitor shall be on site during initial rough grading and other significant ground-disturbing activities (including augering) in previously undisturbed, Pleistocene sedimentary deposits. The qualified paleontological monitor shall also be on site during initial grading in areas underlain by Pleistocene sedimentary deposits. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed, the monitor will allow grading to recommence in the area of the find.

Cumulative Impacts

Potential cumulative impacts on geology and soils could result from projects that combine to exacerbate geologic hazards, including groundshaking, liquefaction, or unstable geologic conditions (e.g., landslides). However, most, if not all, geology and soil hazards associated with development projects would be site-specific and are typically reduced to less-than-significant levels with adherence to building code requirements, such that they do not combine to become cumulatively considerable. Individual cumulative projects would also be required to adhere to grading ordinances and construction standards that minimize the potential for erosion and associated slope failure to occur. Incorporation of engineering design standards and requirements, implementation of required construction practices, and implementation of the recommendations in the preliminary geotechnical report (Appendix C) would ensure that the potential for geological impacts resulting from the Project would be less than significant. Because geologic hazards are site-specific and not cumulative in nature, the Project would not result in a cumulatively considerable impact related to geologic hazards.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☐	☒	☐

The greenhouse effect is a natural process that contributes to regulating the Earth's temperature, and it creates a livable environment on Earth. Human activities that emit additional GHG emissions to the atmosphere increase the amount of infrared radiation that gets absorbed before escaping into space, thus enhancing the greenhouse effect and causing the Earth's surface temperature to rise. Global climate change is a cumulative impact; a project contributes to this impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. Thus, GHG impacts are recognized exclusively as cumulative impacts (CAPCOA 2008).

As defined in California Health and Safety Code Section 38505(g) for purposes of administering many of the state's primary GHG emissions reduction programs, GHGs include CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3). The three GHGs evaluated for GHG emission impacts are CO_2, methane, and nitrous oxide. Hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride were not evaluated or estimated in this analysis because the proposed Project would not generate them in measurable quantities.

Significance Thresholds

Individual projects do not generate sufficient GHG emissions to influence climate change directly. However, physical changes caused by a project can contribute incrementally to significant cumulative effects, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project's contribution toward an impact would be cumulatively considerable. "Cumulatively considerable" means the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (14 CCR 15064[h][1]).

According to CEQA Guidelines Section 15183.5(b), projects can tier from a qualified GHG reduction plan, which allows for project-level evaluation of GHG emissions through the comparison of a project's consistency with the GHG reduction policies included in a qualified GHG reduction plan. This approach is considered by the Association of Environmental Professionals (AEP 2016) in its white paper, Beyond 2020 and Newhall, to be the most defensible approach presently available under CEQA to determine the significance of a project's GHG emissions. Although the City has taken steps toward development of a Climate Action Plan, the City has not formally adopted a Climate Action Plan or other GHG reduction plan that addresses community-wide emissions to date. Thus, a tiered approach is not currently feasible for this analysis.

To evaluate whether a project may generate a quantity of GHG emissions with the potential to have a significant impact on the environment, local air districts have developed a number of bright-line significance thresholds. Significance thresholds are numeric mass emissions thresholds that identify the level at which additional analysis of project GHG emissions is necessary. If project emissions are equal to or below the significance threshold, with or without mitigation, the project's GHG emissions would be less than significant. The VCAPCD has not established quantitative significance thresholds for evaluating GHG emissions in CEQA analyses, but it recommends using the California Air Pollution Control Officers Association's white paper CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CAPCOA 2008) and other resources when developing GHG evaluations (VCAPCD 2006). The CEQA and Climate Change white paper provides a common platform of information and tools to support local governments and was prepared as a resource, not as a guidance document. CEQA Guidelines Section 15064.4 expressly provides a "lead agency shall have discretion to determine, in the context of a particular project," whether to "quantify greenhouse gas emissions resulting from a project" and/or "rely on a qualitative analysis or performance based standards." Updates to CEQA Guidelines Section 15064.4 that took effect in December 2018 further state that a lead agency should "focus its analysis on the reasonably foreseeable

incremental contribution of the project's emissions to the effects of climate change" and that the analysis should "reasonably reflect evolving scientific knowledge and state regulatory schemes."

This analysis uses two thresholds to evaluate the significance of the Project's GHG emissions: the SCAQMD recommended bright-line thresholds, and consistency with applicable plans, policies, and regulations for the reduction of GHG emissions.

The City and VCAPCD have not yet developed a qualified GHG reduction plan. In light of the lack of a specific GHG threshold or qualified GHG reduction plan recommended or adopted by the City or VCAPCD, it is appropriate to refer to guidance from other agencies when discussing GHG emissions. The City generally refers to the SCAQMD methodology for GHG significance analysis. SCAQMD formed a GHG CEQA Significance Threshold Working Group to work with SCAQMD staff on developing GHG CEQA significance thresholds until statewide significance thresholds or guidelines are established. In December 2008, SCAQMD adopted an interim 10,000 metric tons (MT) of CO_2 equivalent (CO_2e) per year screening level threshold for stationary-source/industrial projects for which SCAQMD is the lead agency. From December 2008 through September 2010, SCAQMD hosted working group meetings and revised the draft threshold proposal several times, although it did not officially provide these proposals in a subsequent document. SCAQMD has continued to consider adoption of significance thresholds for residential and general land use development projects. The most recent proposal, issued in September 2010, uses the following tiered approach to evaluate potential GHG impacts from various uses (SCAQMD 2010):

Tier 1 Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2 Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3 Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MT CO_2e per year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MT CO_2e per year), commercial projects (1,400 MT CO_2e per year), and mixed-use projects (3,000 MT CO_2e per year). Under option 2, a single numerical screening threshold of 3,000 MT CO_2e per year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4 Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MT CO_2e per service population for project level analyses and 6.6 MT CO_2e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5 Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

The City understands that the 3,000 MT CO_2e per year threshold was proposed a decade ago and was never adopted. However, the 3,000 MT CO_2e per year threshold was developed and recommended by SCAQMD, an expert agency, based on substantial evidence as provided in the Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold (SCAQMD 2008) and subsequent Working Group meetings (latest in 2010). This threshold uses the Executive Order S-3-05 goal as the basis, so it is not tied to only the 2020 target year and is thus not outdated. This threshold is also based on the 90% capture rate methodology, which means that 90% of total emissions from all new or modified projects would be subject to some type of CEQA analysis, which was the approach taken by SCAQMD to establish the stationary/industrial source threshold and by CARB (for interim threshold for stationary source projects); it was also one of the options suggested by the California Air Pollution Control Officers Association (quantitative threshold based on market capture). Further, this threshold has been used for hundreds, if not thousands, of GHG analyses performed for projects located within SCAQMD's jurisdiction.

Under Tier 3 option 2, the recommended SCAQMD threshold to apply to the proposed Project is the 3,000 MT CO_2e per year for all non-industrial projects. Per the SCAQMD guidance, construction emissions should be amortized over the operational life of the Project, which is assumed to be 30 years (SCAQMD 2008). This impact analysis, therefore, adds amortized construction emissions to the estimated annual operational emissions, and then compares operational emissions to the proposed SCAQMD threshold of 3,000 MT CO_2e per year.

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less-Than-Significant Impact. Gases in the atmosphere can contribute to climate change both directly and indirectly.[1] The Intergovernmental Panel on Climate Change developed the global warming potential concept to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The reference gas used is CO_2; therefore, global warming potential–weighted emissions are measured in metric tons of CO_2 equivalent (MT CO_2e).

Construction Emissions

Construction of the Project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road vendor and haul trucks, and worker vehicles. As previously stated, SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime. CalEEMod was used to estimate GHG emissions during construction. Construction of the Project is anticipated to last up to 36 months. Table 3.8-1 shows the estimated annual GHG construction emissions associated with the proposed Project, as well as the annualized construction emissions over a 30-year Project life.

Table 3.8-1. Estimated Annual Construction Greenhouse Gas Emissions

Year	CO_2	CH_4	N_2O	CO_2e
	Metric Tons per Year			
2022	701.67	0.09	0.05	717.43
2023	1,533.28	0.16	0.07	1,558.83
2024	1,296.57	0.11	0.07	1,319.82
2025	208.76	0.02	0.01	212.48

[1] Direct effects occur when the gas itself absorbs radiation. Indirect radiative forcing occurs when chemical transformations of the substance produce other greenhouse gases, when a gas influences the atmospheric lifetimes of other gases, and/or when a gas affects atmospheric processes that alter the radiative balance of the Earth (e.g., affect cloud formation or albedo) (EPA 2020).

Table 3.8-1. Estimated Annual Construction Greenhouse Gas Emissions

Year	CO_2	CH_4	N_2O	CO_2e
	Metric Tons per Year			
			Total	3,808.56
			Annualized emissions over 30 years	126.95

Source: Appendix A.
Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.

As shown in Table 3.8-1, the estimated total GHG emissions during construction would be approximately 3,809 MT CO_2e over the construction period. Estimated Project-generated construction emissions annualized over 30 years would be approximately 127 MT CO_2e per year. As with Project-generated construction air pollutant emissions, GHG emissions generated during construction of the proposed Project would be short term, lasting only for the duration of the construction period, and would not represent a long-term source of GHG emissions. Because there is no construction GHG threshold, the amortized construction emissions were added to the operational emissions and evaluated therein.

Operational Emissions

CalEEMod was used to estimate potential Project-generated operational GHG emissions from area sources (landscape maintenance), energy sources (natural gas and electricity), mobile sources, stationary sources, solid waste, and water supply and wastewater treatment. Emissions from each category are discussed in the following text with respect to the proposed Project. For additional details, refer to Appendix A for a discussion of operational emissions calculation methodology and assumptions, specifically for area, energy (natural gas and electricity), and mobile sources. Estimated annual operation emissions of the proposed Project are shown in Table 3.8-2.

Table 3.8-2. Estimated Annual Operational Greenhouse Gas Emissions (2024)

Emissions Source	CO_2	CH_4	N_2O	CO_2e[a]
	Metric Tons per Year			
Area	0.03	0.00	0.00	0.03
Energy	874.71	0.05	0.01	879.52
Mobile	1,207.86	0.08	0.05	1,225.42
Stationary	93.77	0.01	0.00	94.10
Solid Waste	45.05	2.66	0.00	111.60
Water and Wastewater	54.22	0.17	0.00	59.87
			Total	2,370.55
			Amortized construction emissions	*126.95*
			Total with construction emissions	2,497.50

Source: Appendix A.
Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.
[a] Numbers may not sum precisely due to rounding.

As shown in Table 3.8-2, the proposed Project's operational emissions were estimated to be 2,371 MT CO_2e per year. When combined with the amortized construction emissions, total operational GHG emissions

were estimated to be 2,498 MT CO_2e per year. This would not exceed the SCAQMD threshold of 3,000 MT CO_2e per year; therefore, impacts would be less than significant.

b) Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less-Than-Significant Impact.

Consistency with the California Air Resources Board's Scoping Plan

The CARB Scoping Plan, approved by CARB in 2008 and updated in 2014 and 2017, provides a framework for actions to reduce California's GHG emissions, and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs (CARB 2008, 2014, 2017). The Scoping Plan is not directly applicable to specific projects, nor is it intended to be used for project-level evaluations.[2] Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage, high–global warming potential GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., Low Carbon Fuel Standard), among others.

Consistency with the Southern California Association of Governments' Connect SoCal

On September 3, 2020, SCAG's Regional Council unanimously voted to approve and fully adopt Connect SoCal (2020–2045 RTP/SCS) and the addendum to the Connect SoCal Program Environmental Impact Report (SCAG 2020). SCAG's Connect SoCal is a regional growth-management strategy that targets per-capita GHG reduction from passenger vehicles and light-duty trucks in the Southern California region. The SCS will integrate land use and transportation strategies that will achieve GHG emissions reduction targets that are forecasted to reduce GHG emissions to meet the state's 2045 GHG reduction goals. Connect SoCal incorporates local land use projections and circulation networks in city and county general plans. Typically, a project would be consistent with the RTP/SCS if the project does not exceed the underlying growth assumptions within the RTP/SCS. In 2016, SCAG estimated that the City had 68,200 jobs and in 2040 would have 81,900 jobs, or an additional 13,700 jobs. As discussed in Section 3.3, Air Quality, approximately 2,250 employees would work on the campus, but not all at the same time. The Project would account for 16% of the projected employment growth in the City. Therefore, the Project would support the VMT and GHG reducing goals of Connect SoCal. The proposed Project would not conflict with implementation of the strategies identified in the 2020 RTP/SCS that would reduce GHG emissions.

Consistency with Executive Order S-3-05 and Senate Bill 32

The proposed Project would not impede attainment of the GHG reduction goals for 2030 or 2050, as identified in Executive Order S-3-05 and SB 32. Executive Order S-3-05 establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050. SB 32 establishes a statewide GHG emissions reduction target whereby CARB, in

[2] The Final Statement of Reasons for the amendments to the CEQA Guidelines reiterates the statement in the Initial Statement of Reasons that "the Scoping Plan may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan" (CNRA 2009).

adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by December 31, 2030. Although there are no established protocols or thresholds of significance for that future year analysis, CARB forecasts that compliance with the current Scoping Plan puts the state on a trajectory of meeting these long-term GHG goals, although the specific path to compliance is unknown (CARB 2014).

CARB has expressed optimism with regard to both the 2030 and 2050 goals. It states in the First Update to the Climate Change Scoping Plan that "California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32" (CARB 2014). With regard to the 2050 target for reducing GHG emissions to 80% below 1990 levels, the First Update to the Climate Change Scoping Plan states that the level of reduction is achievable in California (CARB 2014). CARB believes that the state is on a trajectory to meet the 2030 and 2050 GHG reduction targets set forth in AB 32, SB 32, and Executive Order S-3-05. This is confirmed in the Second Update (CARB 2017), which states the following:

> The Proposed Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while also identifying new, technologically feasibility and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Proposed Plan is developed to be consistent with requirements set forth in AB 32, SB 32, and AB 197.

The proposed Project would not interfere with implementation of any of the above-described GHG reduction goals for 2030 or 2050 because the Project would not exceed the SCAQMD's recommended threshold of 3,000 MT CO_2e per year (SCAQMD 2008). Because the proposed Project would not exceed the threshold, this analysis provides support for the conclusion that the Project would not impede the state's trajectory toward the above-described statewide GHG reduction goals for 2030 or 2050.

The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32 and establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. Table 3.8-3 highlights measures that have been developed under the Scoping Plan and the proposed Project's consistency with those measures. The table also includes measures proposed in the 2017 Scoping Plan Update. To the extent that these regulations are applicable to the proposed Project, its inhabitants, or uses, the proposed Project would comply with all applicable regulations adopted in furtherance of the Scoping Plan.

Table 3.8-3. Project Consistency with Scoping Plan GHG Emission-Reduction Strategies

Scoping Plan Measure	Measure Number	Project Consistency
Transportation Sector		
Advanced Clean Cars	T-1	The proposed Project's employees would purchase vehicles in compliance with the California Air Resources Board's vehicle standards that are in effect at the time of vehicle purchase.
Low Carbon Fuel Standard	T-2	Motor vehicles driven by the proposed Project's employees would use compliant fuels.
Low Carbon Fuel Standard (18% reduction in carbon intensity by 2030)	N/A	Motor vehicles driven by the proposed Project's employees would use compliant fuels.
Regional Transportation-Related GHG Targets	T-3	The proposed Project would encourage use of alternative forms of transportation consistent with the City of Thousand Oaks General Plan.
Reduction in Vehicle Miles Traveled	N/A	The Project site is located on an infill site, which promotes compact walkable communities with an emphasis on proximity and accessibility.
Electricity and Natural Gas Sector		
Energy Efficiency Measures (Electricity)	E-1	The proposed Project will comply with current Title 24, Part 6, of the California Code of Regulations energy efficiency standards for electrical appliances and other devices at the time of building construction.
Energy Efficiency (Natural Gas)	CR-1	The proposed Project will comply with current Title 24, Part 6, of the California Code of Regulations energy efficiency standards for electrical appliances and other devices at the time of building construction.
Renewable Portfolios Standard (33% by 2020)	E-3	The proposed Project would use energy supplied by Southern California Edison, which is in compliance with the Renewable Portfolio Standard.
Renewable Portfolios Standard (50% by 2050)	N/A	The proposed Project would use energy supplied by Southern California Edison, which is in compliance with the Renewable Portfolio Standard.
Senate Bill 1 Million Solar Roofs (California Solar Initiative, New Solar Home Partnership, Public Utility Programs) and Earlier Solar Programs	E-4	The proposed Project would include a 640-kilowatt solar photovoltaic system.
Water Sector		
Water Use Efficiency	W-1	The proposed Project is going to use water-saving features, including low-flow fixtures, in accordance with CALGreen standards.
Water Recycling	W-2	The proposed Project would be required to be constructed in compliance with state and local "green" building standards in effect at the time of building construction.

Table 3.8-3. Project Consistency with Scoping Plan GHG Emission-Reduction Strategies

Scoping Plan Measure	Measure Number	Project Consistency
Reuse Urban Runoff	W-4	The proposed Project would be required to be constructed in compliance with state and local green building standards in effect at the time of building construction.
Green Buildings		
State Green Building Initiative: Leading the Way with State Buildings (Greening New and Existing State Buildings)	GB-1	The proposed Project would be required to be constructed in compliance with state and local green building standards in effect at the time of building construction.
Green Building Standards Code (Greening New Public Schools, Residential and Commercial Buildings)	GB-2	The proposed Project's buildings would meet green building standards that are in effect at the time of construction.
Beyond Code: Voluntary Programs at the Local Level (Greening New Public Schools, Residential and Commercial Buildings)	GB-3	The proposed Project would be required to be constructed in compliance with local green building standards in effect at the time of building construction.
Recycling and Waste Management Sector		
Mandatory Commercial Recycling	RW-3	During both construction and operation, the proposed Project would comply with all state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act, as amended. During construction, all wastes would be recycled to the maximum extent possible.
High Global Warming Potential Gases Sector		
Limit High Global Warming Potential Use in Consumer Products	H-4	The proposed Project's employees would use consumer products that would comply with the regulations that are in effect at the time of manufacture.

Sources: CARB 2008, 2017.
GHG = greenhouse gas; N/A = not applicable.

Based on the analysis in Table 3.8-3, the proposed Project would be consistent with the applicable strategies and measures in the Scoping Plan.

The proposed Project's consistency with the state's Scoping Plan would assist in meeting each jurisdiction's contribution to GHG emission reduction targets in California. With respect to future GHG targets under SB 32 and Executive Order S-3-05, CARB has also made clear its legal interpretation that it has the requisite authority to adopt whatever regulations are necessary, beyond the AB 32 horizon year of 2020, to meet the SB 32 40% reduction target by 2030 and the Executive Order S-3-05 80% reduction target by 2050. This legal interpretation by an expert agency provides evidence that future regulations will be adopted to continue the trajectory toward meeting these future GHG targets.

Thousand Oaks General Plan

State policies to reduce GHG emissions associated with energy use, including the Renewables Portfolio Standard and Title 24 of the California Building Code, would reduce GHG emissions associated with the Project. Therefore, the Project would also be consistent with Policy CO-39 of the Thousand Oaks General Plan, which supports GHG reduction efforts consistent with AB 32 (City of Thousand Oaks 2013a). Consequently, the Project would not conflict with the policies of the Thousand Oaks General Plan aimed at reducing GHG emissions, and impacts would be less than significant.

Conclusion

Based on the above considerations, the proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant.

Cumulative Impacts

This section provides an analysis of cumulative impacts from construction and operation of the Project and other past, present, and reasonably foreseeable future projects, as required by Section 15130 of the State CEQA Guidelines. For purposes of GHG emissions, the geographical area of cumulative impacts is global, further detailed below.

Where a lead agency concludes that the cumulative effects of a project, taken together with the impacts of other closely related past, present, and reasonably foreseeable future projects, are significant, the lead agency then must determine whether the project's incremental contribution to such significant cumulative impact is "cumulatively considerable" (and thus significant in and of itself).

Threshold 3.8(a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment

Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. GHG emissions inherently contribute to cumulative impacts, and thus, any additional GHG emissions would contribute to a cumulative impact. As shown in Table 3.8-2, the Project would not exceed the GHG threshold established in Section 3.8, and cumulative impacts related to GHG emissions would be less than significant. Therefore, the Project would not make a cumulatively considerable contribution to a cumulative impact with regard to generation of GHG emissions, and the cumulative impact would be **less than significant**.

Threshold 3.8(b) Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

As discussed in Section 3.8(b), the Project would be consistent with all applicable GHG reduction plans, including Executive Order S-3-05, SB 32, the 2020–2045 RTP/SCS, and CARB's Scoping Plan. Therefore, with mitigation, the Project would not make a cumulatively considerable contribution to a cumulative impact, and the cumulative impact would be less than significant.

3.9 Hazards and Hazardous Materials

		Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☐	☒	☐

The information on which the analysis in this section is based was obtained from the following documents:

- Focused Soil Gas Survey Results and Screening Level Vapor Intrusion Evaluation, 1100 Rancho Conejo Boulevard, Thousand Oaks, California, completed in August 2022 (Ramboll 2022)
- Phase I Environmental Site Assessment (ESA) completed in June 2021 (Ramboll 2021)
- Abatement of Building 36, completed in March 2022 (Miller 2022)

- A Limited Bulk Sampling Asbestos Report, completed in November 2021 (AEG 2021)
- Elevator Shaft Closure Report (TEG 1996)

Existing Conditions

The Project site is currently developed with three two-story buildings totaling 167,475 square feet on an 18.99-acre parcel. The areas of the Project site not covered with buildings are either asphalt-paved parking or landscaping, with the exception of an undeveloped semi-rectangular portion of land on the northeast corner, which is used by a landscaping company to store equipment and landscaping supplies. The existing buildings were previously owned and occupied by Amgen and used for offices and laboratories. Each of the three buildings has a dedicated diesel-fuel backup generator.

Groundwater at the Project site is anticipated to be between 50 and 80 feet bgs. A groundwater monitoring well formerly located in the northern portion of the subject property (i.e., Project site) identified groundwater approximately 50 feet bgs (Burns McDonnell 2022), while the Phase I ESA references a 2017 investigation on the southern portion of the Project site that identified groundwater between 77 and 80 feet bgs. There is a bedrock outcrop that crosses north/south that is east of center across the Project site, likely influencing the groundwater variability observed.

Historical Site Uses

The Project site was agricultural and grazing land from 1938 to the late 1970s, when it was developed as offices and a media center by Adventist Media Center. During Adventist Media Center's operation, the Project site included office space, a television building, and a printing shop. Amgen purchased the site in 1995 and converted the buildings to office and laboratory spaces, which were used by Amgen through 2017.

During a 1995 site investigation, multiple Adventist Media Center operations were identified that used hazardous materials, and were determined to be areas of potential environmental concern (Ramboll 2021). These included a solvent underground storage tank, gasoline underground storage tanks and dispensers, hazardous waste storage, drum storage areas, and a paint evaporation area, all located around the print shop. Multiple investigations of these areas of potential environmental concern were completed in 1995, 2018, and 2022, including sampling of soil, soil vapor, and groundwater. Copies of these investigation reports are included as appendices to the Phase I ESA (Ramboll 2021) and in a focused survey (Ramboll 2022). The results of these investigations, and a discussion of these results, are summarized below.

Soil samples were collected from multiple locations on the Project site, focusing on areas of potential environmental concern. Samples were analyzed for metals, VOCs, pesticides, and petroleum hydrocarbons. Detected concentrations, if any, were below present-day risk-based screening levels[3] applicable to a commercial or industrial exposure scenario.

Three groundwater wells were installed and sampled in 1995, with detected concentrations of various VOCs above detection levels (in parts per billion, equivalent to micrograms per liter [µg/L]). As noted in the Phase I ESA (Ramboll 2021), maximum detections of benzene, trichloroethene (TCE), and 1,2-DCA were slightly above present-day maximum contaminant levels.[4] Two of the monitoring wells were resampled in 2016 by Brown and Caldwell, with all VOCs below laboratory detection limits (Ramboll 2021). The third well could not be located. A copy of this

[3] Environmental screening levels published by San Francisco Regional Water Quality Control Board in 2019.
[4] EPA maximum contaminant levels under the National Primary Drinking Water Regulations.

sampling report was not included in the Phase I ESA (Ramboll 2021). The two located wells were decommissioned in 2017.

Soil vapor was investigated in 1995 using probes advanced 5 to 10 feet bgs and field gas chromatography. Results of the analysis are only provided in a table in the Phase I ESA (Ramboll 2021), and are reported as "1,1,1-TCA, Acetone, Alkanes, and BTEX"; and the report indicates that other VOCs were analyzed, but they are not included in the table. Reporting limits are in µg/L; undetected concentrations were reported to be "below 1 µg/L." In general, the data indicates releases occurred within these areas of potential environmental concern, as concentrations of various volatile compounds are reported in each of the identified areas. Although the 1995 results indicate the concentrations of VOCs are "low" (Ramboll 2021), current screening levels are in µg/m^3, which is 1,000 times smaller than µg/L. Therefore, undetected concentrations below 1 µg/L, or 1,000 µg/m^3, could still exceed present-day screening levels, especially for common VOCs such as tetrachloroethene (PCE), TCE, and benzene, which have present-day environmental screening levels[3] of 67 µg/m^3, 100 µg/m^3, and 14 µg/m^3, respectively, for soil gas in a commercial or industrial exposure setting. As such, there is a likelihood that soil vapor contamination in the areas of potential environmental concern exceeds present-day screening levels.

Ramboll completed a focused soil vapor survey of the Project site in August 2022 (Ramboll 2022). Soil vapor samples were collected at depths of 5 or 7 feet bgs in areas of potential environmental concern previously identified on the Project site (former print shop, former solvent underground storage tank, former gasoline underground storage tank, former paint liquid evaporation area, former hazardous waste storage area, and empty drum storage area). Deeper soil vapor samples were also collected at 15 or 17 feet from the former underground storage tank areas. Sample depths were selected based on proposed excavation depths for future Project construction. Multiple VOCs were identified in soil vapor samples above laboratory reporting limits. Ramboll conducted a screening level human health risk evaluation, comparing these results to regulatory screening levels for future commercia/industrial land uses (Ramboll 2022). As outlined in the 2011 Vapor Intrusion Guidance Document, indoor air vapor intrusion risk for new commercial/industrial construction can be evaluated by comparing the highest detected concentration of each contaminant of concern in soil vapor to the soil vapor screening level using an attenuation factor of 0.0005 (DTSC 2011b). The Draft 2020 Vapor Intrusion Guidance recommends evaluation of risk using an attenuation factor of 0.03 (DTSC 2020); however, the 2022 DTSC HERO Note 4 guidance document recommends screening level risk evaluation in accordance with the 2011 Vapor Intrusion Guidance. Conservatively, Ramboll estimated the risk using both the 0.0005 and 0.03 attenuation factors for informational purposes (Ramboll 2022).

Using the attenuation factor of 0.0005, Ramboll calculated a cumulative risk of $3x10^{-7}$ and a hazard index of 0.01, indicating no further action is required. For informational purposes, Ramboll also calculated risk using the attenuation factor of 0.03, resulting in a cumulative risk of $2x10^{-5}$ and a hazard index of 0.7, indicating a risk level within the risk range of 10^{-6} to 10^{-4}. As noted by Ramboll, use of the attenuation factor of 0.03 is not required by most recent guidance (2022 DTSC HERO Note 4), and final guidance documents support use of the future commercial/industrial use attenuation factor of 0.0005 (Ramboll 2022). In addition, the estimated risk is overly conservative in that it is calculated using the highest benzene concentration, which was detected outside of the proposed building footprint and would be unlikely to contribute significantly to vapor intrusion inside the future building. However, the soil vapor contamination present could impact excavation and construction workers.

Hazardous Materials

The Phase I ESA identified three diesel-fueled backup generators, one for each of the three existing buildings. Underground storage tanks, including gasoline tanks and a solvent tank, were previously located on the Project site but were removed under regulatory oversight by the Ventura County Environmental Health Department. In addition,

based on the age of the structures, the Phase I ESA identified the potential for lead-based paint and asbestos-containing materials to be present in the Project site structures (Ramboll 2021).

Asbestos sampling was completed for all three on-site buildings in 2021 (AEG 2021), and asbestos-containing materials were identified in Building 36. The asbestos-containing material was abated by a licensed contractor in March 2022 (Miller 2022). As such, asbestos-containing materials are no longer likely present on the Project site. The contracted demolition team conducted lead screening on the site structures proposed for demolition using handheld devices. Lead was identified in some of the building paints, and as such, these require proper removal and handling. Demolition of the structures is required to follow the State of California Department of Industrial Relations Division of Occupational Safety and Health provisions regarding disturbance of lead paint, including posting signage, establishing containment, and requiring demolition crews to wear masks or respirators depending on lead quantities.

On-Site Wells and Pipelines

Formerly, four monitoring wells were located on the Project site (Burns McDonnell 2022; Ramboll 2021). Two of these wells have been abandoned (MW-1 and MW-2), one well could not be located and is therefore assumed missing (MW-3) (Amgen 2018), and the fourth was approved for abandonment by the Regional Water Quality Control Board in October 2021 (MW-105) (Burns McDonnell 2022). MW-105 was destroyed and sealed on June 17, 2022 (County of Ventura 2022). There are no on-site oil or gas wells, nor are there on-site oil or gas pipelines (NPMS 2022).

Potential Off-Site Contamination Sources

The Project site is northeast and hydraulically downgradient of an open hazardous material cleanup site, Textron Filtration System (Textron), located at 950 Rancho Conejo Boulevard (Case Number SL204141496). Cleanup of this site is overseen by the Los Angeles Regional Water Quality Control Board. Textron operated from 1963 through 2000, manufacturing automobile and aerospace parts. Manufacturing processes resulted in the release of PCE and TCE to groundwater. The most recent groundwater monitoring report (Burns McDonnell 2022) evaluates the current groundwater conditions associated with the PCE and TCE contamination. One downgradient monitoring well, MW-105, was located on the northern corner of the Project site, but abandonment of this well was approved by the Regional Water Quality Control Board in October 2021 (Burns McDonnell 2022). Depth to water at this location is reported at 52.53 feet below top of well casing, or an elevation of 615.11 feet amsl. Prior to abandonment, concentrations of concern were not detected in groundwater collected from this monitoring well. Historical and current data provided in the groundwater monitoring report shows the groundwater contamination plume is confined to the Textron site and has not migrated onto the Project site (Burns McDonnell 2022).

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less-Than-Significant Impact with Mitigation Incorporated**.** Construction of the Project would include demolition of the existing buildings and hardscape (concrete curbing, asphalt paving, and landscaping). Asbestos surveys have been completed and identified asbestos, which was abated by a licensed contractor. In addition, the building demolition contractor identified lead-based paint in the building using handheld electronic devices. Reportedly, materials containing lead-based paints were appropriately removed for disposal prior to demolition. All projects that involve commercial or industrial building renovations are required to comply with applicable federal, state, and local requirements, as summarized below:

For lead: California Labor Code Sections 6716 to 6717; CCR, Title 8, Section 1532.1 et seq.; CCR, Title 17, Section 35001 et seq.; Healthy Homes Ventura County Program; and EPA Lead Renovation, Repair, and Painting Rule.

In accordance with applicable laws and regulations, lead products must be sampled and abated by a licensed lead contractor. To verify lead was removed and disposed of appropriately, documentation of lead abatement and disposal is required, as outlined in **MM-HAZ-1**. In addition, there is a potential for other potentially hazardous building materials to be present in existing buildings. Hazardous building materials could include mercury thermometers and switches, fluorescent bulbs, and polychlorinated biphenyl (PCB)-containing ballasts. Demolition of the buildings and transportation and disposal of the building materials could cause a release to the environment if they are present in the existing building. Removal and disposal of these materials is regulated under the following:

For universal wastes: Department of Toxic Substances Control (DTSC) universal waste rules; CalRecycle; and EPA Solid Waste Rules (40 CFR Part 273).

As discussed for lead-based paint, documentation of the identification, removal, and proper disposal of hazardous building materials is required under **MM-HAZ-1**, confirming no releases of hazardous materials have occurred.

Hazardous materials that may be used during construction and demolition activities of the proposed Project include gasoline, diesel fuel, oil, lubricants, grease, welding gases (e.g., acetylene, oxygen, and argon), solvents, and paints. These materials would be used and stored in designated construction staging areas within the boundaries of the Project site, and would be transported, handled, and disposed of in accordance with all applicable federal, state, and local laws and regulations. The use of these materials for their intended purpose would not pose a significant risk to the public or environment. Hazardous wastes accumulated during Project construction may include unused or off-specification paint and primer, paint thinner, solvents, and vehicle- and equipment-maintenance-related materials, many of which can be recycled. Empty containers for such materials (e.g., drums and totes) may also be returned to vendors, if possible. Hazardous waste that cannot be recycled would be transported by a licensed hazardous waste hauler using a Uniform Hazardous Waste Manifest and disposed of at an appropriately permitted facility. The use of these substances is subject to applicable federal, state, and local health and safety laws and regulations that are intended to minimize health risk to the public associated with hazardous materials.

During construction, if hazardous materials and/or petroleum products are stored on the Project site above applicable regulatory thresholds, the applicable documents and plans would be submitted accordingly. These thresholds include those outlined in the Hazardous Material Business Plan rules (California Health and Safety Code, Division 20, Chapter 6.95, Article 1; 19 CCR, Division 2, Chapter 4) and Spill Prevention, Control, and Countermeasure Plan rules (40 CFR, Chapter 1, Subchapter D, Part 112). Appropriate plans would be prepared as required by regulation and submitted to the local Certified Unified Program Agency, which, for the Project site, is the Ventura County Hazardous Materials Program, and kept on site through construction of the Project. BMPs and spill prevention and response procedures required by these rules would be implemented.

The proposed Project would consist of 40% offices and 60% labs. As with construction, any hazardous materials and petroleum products stored on site above regulatory thresholds would be regulated by Hazardous Material Business Plan and Spill Prevention, Control, and Countermeasure rules and

regulations. The generation, storage, and disposal of hazardous wastes, if generated, would be managed in accordance with Department of Toxic Substances Control hazardous waste regulations found in CCR Title 22, Division 4.5, and federal Resource Conservation and Recovery Act regulations under 40 Code of Federal Regulations (CFR) Parts 239 through 282. Should aboveground storage tanks be used for petroleum storage, they would be regulated under the Aboveground Storage Tank Program within the Ventura County Environmental Health Division. In general, hazardous materials would be limited to the use of commercially available cleaning products, landscaping chemicals and fertilizers, and various other commercially available substances. Although the Project would introduce commercially available potentially hazardous materials to future employees and visitors of the Project site, the use of these substances would be subject to applicable federal, state, and local health and safety laws and regulations that are intended to minimize health risk to the public associated with hazardous materials.

With adherence to federal, state, and local regulations and implementation of **MM-HAZ-1**, the Project's construction and operational impacts would be reduced to less than significant.

MM-HAZ-1 Documentation of Hazardous Building Material Abatement. Prior to issuance of a certificate of occupancy, documentation of lead-based paint and hazardous building material identification and removal (such as PCBs, mercury switches, and other hazardous materials) shall be provided to the permitting agency for review and approval. Documentation shall include proper training and licensure of abatement contractors, results of samples collected (including field notes from handheld lead sampling), and disposal documentation showing appropriate disposal of hazardous materials at approved landfill, recycling, or transfer facilities. Documentation shall verify all abatement activities have been completed in compliance with applicable laws, rules, and regulations.

b) Would the project 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?

Less-Than-Significant Impact with Mitigation Incorporated. As discussed in Section 3.9(a), documentation of appropriate abatement of hazardous building materials will be required, as outlined in **MM-HAZ-1**, thereby verifying all hazardous building materials are properly identified and removed in accordance with applicable laws, rules, and regulations.

Historical site uses, as discussed in the introduction to this section, have likely caused releases of hazardous materials to the soils, soil vapor, and groundwater on the Project site. Previous investigations did not identify soil contamination above 1995 screening levels, but did identify concentrations of benzene, TCE, and 1,2-DCA in groundwater slightly above 2022 maximum contaminant levels. Ongoing groundwater monitoring associated with the nearby Textron site (as discussed in the "Potential Off-Site Contamination Sources" section) do not indicate ongoing groundwater contamination is likely present on the Project site due to offsite sources, although slight exceedances were previously identified. Recent soil vapor data indicate that there are contaminants of concern remaining in soil vapor that do not require mitigation in the proposed future buildings, but could impact the breathing zone for construction workers during future soil-disturbing activities (Ramboll 2022). This soil vapor contamination could also indicate previously unidentified soil contamination. As such, **MM-HAZ-2** (Vapor Mitigation) and a soil and soil vapor management plan will be implemented as outlined in **MM-HAZ-3** (Soil and Soil Vapor Management Plan), which will incorporate proper soil handling and health and safety procedures for personnel working in impacted areas.

There is also a nearby contaminated site, Textron, that is hydraulically upgradient from the Project site. As discussed in the "Potential Off-Site Contamination Sources" section, groundwater depths are approximately 50 feet bgs, and the contaminated groundwater plume does not appear to have migrated onto the Project site. As such, it is unlikely that the contamination plume would be impacted by construction/operation of the Project.

As discussed in the introduction to this section, and as summarized in the Project's Phase I ESA (Ramboll 2021), four monitoring wells were installed on the Project site: MW-1, MW-2, MW-3, and MW-105 (associated with the Textron site). MW-1 and MW-2 were decommissioned, but during decommissioning activities, MW-3 could not be located. This well was assumed "missing." MW-105 was decommissioned in June 2022 (County of Ventura 2022). During excavation and grading activities, should MW-3 be found and determined to have been removed without proper decommissioning, this could create a conduit to groundwater, which could have future impacts on groundwater. As required by **MM-HAZ-4** (Groundwater Monitoring Well Discovery and Decommissioning), should MW-3 be identified, it would be decommissioned by a California-licensed drilling contractor.

With implementation of **MM-HAZ-2**, **MM-HAZ-3**, and **MM-HAZ-4**, impacts associated with the potential upset or accident conditions due to releases of hazardous materials would be reduced to less than significant.

MM-HAZ-2 Vapor Mitigation. All future buildings and enclosed structures that are to be located in areas of potential environmental contamination shall include vapor mitigation design features in accordance with the 2011 and 2020 California Department of Toxic Substances Control (DTSC) Vapor Intrusion Mitigation Advisory and Vapor Intrusion Guidance. The construction plans shall include vapor mitigation design features that reduce potential vapor intrusion into buildings and enclosed structures below applicable regulatory screening levels. Vapor mitigation systems may be passive or active in nature, provided they are designed to prevent vapor contamination in accordance with applicable DTSC regulations at the time the systems are approved. During plan check, if the DTSC thresholds change, the Community Development Director can direct the developer to conduct additional sampling to verify vapor contamination levels to ensure vapor mitigation systems are designed to be compatible with the contaminants of concern and applicable DTSC regulations. Vapor mitigation systems must be reviewed and approved by the regulatory and permitting agencies (DTSC, County of Ventura, and City of Thousand Oaks) prior to issuance of a building permit. The approved vapor mitigation systems must be installed and be operational prior to issuance of a Certificate of Occupancy. Following issuance of a certificate of occupancy for the buildings and enclosed structures, the property owner shall test indoor air quality at least twice, at 6-month intervals for a minimum of 1 year to verify that the vapor mitigation systems are mitigating vapor intrusion below applicable regulatory screening levels. Indoor air quality test results shall be submitted to the regulatory and permitting agencies to confirm the vapor mitigation systems are successfully maintaining vapor intrusion below applicable regulator screening levels. If indoor air quality tests results reveal vapor intrusion is occurring at levels above applicable regulatory screening levels, modifications to the vapor mitigation systems shall be made, to the satisfaction of the Community Development Director, as necessary, to improve the efficacy in reducing vapor intrusion to below applicable screening levels. The vapor mitigation systems must be maintained for the life of the Project unless the property

owner provides documentation that demonstrates the soil vapors no longer exceed applicable regulations to the satisfaction of the regulatory and permitting agencies.

MM-HAZ-3 Soil and Soil Vapor Management Plan. Prior to commencement of any grading or soil-disturbing activities, a Soil and Soil Vapor Management Plan (SMP) shall be developed to the satisfaction of the Community Development Director that addresses potential impacts in soil and soil vapor from releases on the Project site. The SMP shall include procedures for identification of contamination in soils. The SMP shall describe procedures for assessment, characterization, management, and disposal of contaminated soils, should they be encountered. Contaminated soils shall be managed and disposed of in accordance with state and local regulations. The SMP shall include health and safety measures including, but not limited to, air monitoring for volatile organic compounds at least once every 15 to 30 minutes during active soil-disturbing activities using a photoionization detector or similar device in areas where impacted soil vapor has been identified and will likely be encountered. The SMP shall also include air monitoring action levels and actions to be taken if vapor concentrations approach or exceed the action levels. The contractor or their designee shall implement the SMP during grading and soil-disturbing activities for the proposed Project.

MM-HAZ-4 Groundwater Monitoring Well Discovery, Documentation, and Decommissioning. A Worker Environmental Awareness Program (WEAP) training shall be provided to all construction personnel prior to the start of grading activities. A basic presentation shall be given to alert construction personnel of known and unknown monitoring well locations on site. Each worker shall be provided the proper procedures to follow in the event that an unknown well is discovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate notification of the site supervisor and City of Thousand Oaks inspector(s).

Prior to issuance of a grading permit, the developer shall submit a permit or other like documentation to the City of Thousand Oaks verifying that well MW-105 was properly decommissioned. If, prior to the issuance of a grading permit, the developer is unable to locate a permit or like documentation verifying that well MW-105 was properly decommissioned, and/or should the missing groundwater monitoring well (MW-3) be identified on the property during grading, the developer shall contract with a licensed well driller to inspect well MW-105 and submit documentation that verifies MW-105 was decommissioned in accordance with current regulations. MW-3, if located, and MW-105, if not properly decommissioned, shall be required to be decommissioned in accordance with current regulations of the State Water Quality Control Board, California Department of Water Resources, Ventura County, and the City of Thousand Oaks. In the event that MW-3 and/or MW-105 need to be decommissioned, all construction work occurring within 20 feet of the monitoring well that could impact water quality, as determined by the City of Thousand Oaks, shall be suspended until the well has been properly decommissioned. Decommissioning reports shall be submitted to the appropriate regulatory agencies to document the removal of the monitoring well.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. No schools are located within 0.25 miles of the Project site; therefore, no impact would occur.

d) Would the project 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?

No Impact. A regulatory database search was conducted on March 17, 2022. Search results showed that the Project site was not identified on a hazardous materials site compiled pursuant to Government Code Section 65962.5 (Cortese List). As such, no impacts would occur.

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?

No Impact. The Project site is not located within 2 miles of a public use airport, nor is it located within an airport land use plan area. The nearest airport is Camarillo Airport, which is approximately 9 miles west of the Project site. No safety or excessive noise risk would be present. No impact would occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less-Than-Significant Impact. The City's General Plan includes a Safety Element that designates Emergency Operations Plans and evacuation routes (City of Thousand Oaks 2014). The Public Works Director for the City and Ventura County Sheriff's Department are responsible for coordinating evacuation during an emergency. Evacuation routes are identified at the time of emergency, but U.S. Highway 101, which is located approximately 0.7 miles south of the Project site, is a designated major evacuation route. Construction of the proposed Project would not significantly impact these roadways, because all staging and construction would occur on the Project site. Parking for operation of the Project would remain on site, further eliminating potential impacts to emergency evacuation routes. As also discussed in Section 3.17, Transportation, no changes are proposed to the existing access, and the Project would not result in inadequate emergency access. Internal circulation would be designed and constructed to City standards, and would comply with City width, clearance, and turning-radius requirements. A ring road is proposed to provide full vehicular and fire truck access around the perimeter of the site. Vehicular gates are proposed at all three driveways and would provide for public safety and emergency responder access using an approved key switch device, in accordance with Ventura County Fire Department (VCFD) requirements. As such, the Project would not significantly impact emergency evacuation routes or plans, and impacts would be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less-Than-Significant Impact. Although the Project site lies within 870 feet of a California Department of Forestry and Fire Protection (CAL FIRE) Very High Fire Hazard Severity Zone (VHFHSZ), the proposed Project would be reviewed and permitted through the City of Thousand Oaks and County of Ventura, including

designing the buildings to comply with current Building and Fire Code standards and undergoing inspections by the City's Building Division and VCFD to confirm that the buildings have been built consistent with the approved plans prior to the Project receiving certificates of occupancy. Fire protection measures would be implemented to ensure people and structures on the Project site would not be exposed to a significant risk of loss, injury, or death involving wildland fires. As discussed in Section 3.20, Wildfire, landscape plans would be reviewed by VCFD, and highly flammable plants would be prohibited in landscape design (per **MM-WF-1**). Due to Project characteristics and the surrounding developed land, the Project is not anticipated to significantly alter the existing fire environment or exacerbate fire risk. In addition, landscaping would consist of a fire-resistant plant palette with implementation of **MM-WF-1**; therefore, impacts would be less than significant with mitigation incorporated.

Cumulative Impacts

As described above, there are a variety of hazardous material and public health and safety issues that are relevant and applicable to the proposed Project. Many potential impacts related to hazardous materials and public health and safety risks would be minimized due to compliance with federal, state, and local regulatory requirements. These legal requirements and regulations, as detailed in Section 3.9.2, would minimize the potential for health and safety risks.

Cumulative projects would also be subject to federal, state, and local regulations related to hazardous materials and other public health and safety issues. In a manner similar to the proposed Project, adherence to these regulatory requirements would reduce incremental impacts associated with public exposure to health and safety hazards in each of the affected project areas. Additionally, most hazardous material and safety-related risks are localized, generally affecting a specific site and immediate surrounding area, thus minimizing the potential for an impact to combine with another project to create a cumulative scenario.

Because cumulative projects would be fully regulated, thus reducing potential for public safety risks, cumulative impacts associated with exposure to hazards and hazardous materials would be less than significant. Through mitigation and compliance with regulatory requirements, construction or operation of the proposed Project itself would not create significant human or environmental health or safety risks that could combine with other project impacts to create a significant and cumulatively considerable impact. For these reasons, the proposed Project would not result in cumulatively considerable impacts related to hazards and hazardous materials.

3.10 Hydrology and Water Quality

		Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially 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 erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
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?	☐	☐	☒	☐

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less-Than-Significant Impact. See Section 3.7(b) regarding potentially impaired water quality associated with erosion. In addition, demolition of the existing site features, grading, and construction could result in incidental spills of petroleum products and hazardous materials from construction equipment, which in turn could result in water quality impacts of downstream drainages. However, because Project construction would involve ground disturbance in excess of 1 acre, grading and construction would be completed in accordance with the requirements outlined in the NPDES Construction General Permit, which includes the development of a SWPPP. The SWPPP would discuss potential site pollutants, identify minimum BMPs, and require development of a construction site monitoring plan for the Project. In addition, the City is required to regulate stormwater quality at construction sites in accordance with the NPDES Storm Water Permit and Waste Discharge Requirements for the Municipal Separate Storm Sewer Systems (MS4) within Ventura

County (NPDES Permit No. CAS0040002) (MS4 Permit). Under this County of Ventura permit, the City is required to ensure implementation of adequate BMPs at active construction sites.

In accordance with the MS4 Permit, the Project would also be required to implement low-impact development (LID) features to reduce water-quality impacts during Project operations, such as oil and grease from parking areas, in accordance with the Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) provisions, issued to the City in Stormwater Permit CAS004002. The SQUIMP provisions include minimizing pollutants of concern, providing storm drain signage and stenciling, properly designing outdoor material storage areas, properly designing trash enclosures, furnishing proof of ongoing BMP maintenance, and properly designing structural or treatment control BMPs. The LID design would also be completed in accordance with the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures Manual (Ventura County Stormwater Manual) (Geosyntec Consultants 2018).

Based on a review of preliminary grading plans, modular wetlands or the equivalent would be installed immediately upstream of storm drain inlets, and stormwater pre-treatment units would be installed immediately upstream of stormwater detention tanks. In addition, based on the geotechnical report completed for the Project (Appendix C), infiltration testing on site indicated that alluvial soils are suitable for on-site stormwater infiltration systems. Based on the Ventura County Stormwater Manual, projects with suitable infiltration rates should use retention BMPs to reduce the effective impervious area (Geosyntec Consultants 2018). The geotechnical report indicated that granular alluvial soils from a depth of 10 to 30 feet would be suitable for stormwater infiltration (Appendix C). Based on the preliminary grading plans, drywells would be constructed as a conduit for infiltration of stormwater at these depths. Stormwater infiltration would contribute to reducing potentially polluted stormwater runoff.

Incorporation of mandated BMPs during construction and installation of LID features for Project operations, as described above, would filter out stormwater contaminants such that water quality impacts would be less than significant.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less-Than-Significant Impact. The proposed building site is currently developed with an impervious parking lot and three existing buildings. The proposed development would include three buildings totaling 351,186 square feet and surface parking lots totaling 851 parking spaces. The existing site has an undeveloped area on the eastern portion of the site that would be developed into a parking lot, which would increase the amount of impervious surface on the Project site. As discussed in Section 3.10(a), LID features, in accordance with SQUIMP provisions and the Ventura County Stormwater Manual (Geosyntec Consultants 2018), and features such as drywells and modular wetlands or the equivalent would be implemented, with the goal of reducing site runoff and increasing groundwater recharge. The Project site is within the boundaries of California American Water (Cal-AM), which receives its water from Calleguas Municipal Water District. Based on the City's 2020 Urban Water Management Plan (Kennedy Jenks 2021), groundwater from the underlying Conejo Valley Groundwater Basin is not currently part of the City's water supply, but may be used beginning in 2025. The poor-quality groundwater would likely require treatment in a desalter prior to municipal use. Regardless, as part of its reliability analysis, Calleguas Municipal Water District's planning documents anticipates having sufficient supplies to meet water demands through 2045, and anticipates having surplus supplies, including during 5 consecutive drought years (Kennedy Jenks 2021). As a result, the Project would not substantially decrease groundwater supplies or interfere

substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

c) ***Would the project 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 erosion or siltation on- or off-site?***

Less-Than-Significant Impact. As previously discussed, the Project site is currently developed and is mostly covered with an impervious parking lot and existing buildings. Site topography undulates and has a significant grade difference in the eastern portion of the site. There are drainage inlets throughout the parking lot that connect to the existing City storm drain network. Although impervious surface would increase as a result of redevelopment, construction for the proposed Project would not substantially alter the existing drainage pattern of the site or area. Internal drainage improvements would be completed to accommodate new construction, but the overall drainage pattern would remain similar to existing conditions. In addition, as described in Section 3.10(a), LID features would be installed, which would reduce stormwater flow volumes and runoff rates in comparison to existing conditions. Based on a review of preliminary grading plans, LID features would include modular wetlands, or the equivalent, upstream of storm drain inlets; stormwater pre-treatment units upstream of stormwater detention tanks; and drywells for infiltration of stormwater into underlying alluvial soils. As a result, increased off-site stormwater flows that could result in erosion or siltation on or off site would not occur. Impacts would be less than significant.

ii) ***Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?***

Less-Than-Significant Impact. As discussed in Section 3.10(c)(i), the Project site is currently developed. Although impervious surface would increase as a result of the proposed redevelopment, the Project would not substantially increase the rate or amount of surface runoff because post-construction stormwater BMPs and LID features would be implemented in accordance with the Ventura County Stormwater Manual (Geosyntec Consultants 2018), which would ensure that the appropriate volume of stormwater is retained on site. Therefore, flooding on or off site would not occur. Impacts would be less than significant.

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?***

Less-Than-Significant Impact. As discussed in Section 3.10(c)(i), the site is currently developed. Although impervious surface would increase as a result of redevelopment, the Project would not substantially increase the rate or amount of surface runoff. As discussed in Section 3.10(a), the Project would be required to implement LID features to reduce water quality impacts during Project operations, such as oil and grease from parking areas, in accordance with SQUIMP provisions and the Ventura County Stormwater Manual (Geosyntec Consultants 2018). Proposed LID features would include drywells, stormwater pre-treatment units, modular wetlands or equivalent, and stormwater detention tanks, which would reduce off-site runoff rates and filter out contaminants.

Therefore, post-construction runoff would not exceed the capacity of existing or planned stormwater drainage systems. As a result, impacts would be less than significant.

iv) Impede or redirect flood flows?

No Impact. The Project site is not located within a flood zone. The Project site is within Zone X, as defined by the Federal Emergency Management Agency (FEMA 2010), which is an area outside the 100-year and 500-year flood plains. As a result, the Project would not impede or redirect flood flows, and **no impacts** would occur.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less-Than-Significant Impact. As discussed in Section 3.10(c)(iv), the Project is not located in a flood hazard zone. In addition, the Project would not be subject to tsunamis, based on the distance from the Project site to the Pacific Ocean. No major water-retaining structures are located immediately upgradient of the Project site, and risk of flooding from a seismically induced seiche is remote (Appendix C). As a result, the Project would not risk releases of pollutants due to Project inundation, and impacts would be less than significant.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less-Than-Significant Impact. As discussed in Section 3.10(a), water quality impacts during construction would be minimized as a result of implementation of a SWPPP, in accordance with the NPDES Construction General Permit (Order No. 2009-009-DWQ). Similarly, water quality impacts during operations would be minimized as a result of implementation of LID features, in accordance with SQUIMP provisions and the Ventura County Stormwater Manual (Geosyntec Consultants 2018). These programs would in turn contribute to compliance with the water quality objectives of the Water Quality Control Plan, Los Angeles Region (RWQCB 1995). In addition, although the Conejo Valley Groundwater Basin would not be relied upon as a water source during Project operations (see Section 3.10[b]), this basin has been classified as a low to very low priority by the California Department of Water Resources (DWR 2022) with regard to the Sustainable Groundwater Management Act. As a result, the Project would not conflict with a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Cumulative Impacts

Stormwater Runoff

The proposed Project and many of the related projects are infill, redevelopment projects that typically result in temporary exposure of soils during construction within a highly urbanized area. Such projects can result in temporary increases in stormwater runoff and can introduce construction-related pollutants to runoff. However, the City is required to regulate stormwater quality at construction sites in accordance with the NPDES Storm Water Permit and Waste Discharge Requirements for the MS4 Permit. Under this County of Ventura permit, the City is required to ensure implementation of adequate BMPs at active construction sites to minimize off-site water quality impacts. Upon compliance with such regulations, the proposed Project, in combination with related cumulative projects, would not create or contribute to a cumulatively considerable stormwater impact during construction. Similarly, in accordance with the MS4 Permit, the Project and all cumulative projects would be required to implement LID features to reduce water quality

impacts and stormwater runoff velocities during Project operations, in accordance with the SQUIMP provisions, issued to the City in Stormwater Permit CAS004002. The LID design for cumulative projects would also be completed in accordance with the Ventura County Stormwater Manual (Geosyntec Consultants 2018).

Therefore, development of the proposed Project, in combination with cumulative related projects, would be expected to incrementally reduce stormwater runoff from the area over time, and would incrementally improve the quality of such runoff. As such, the proposed Project would not create or contribute to a cumulatively considerable operational effect involving surface water quality or stormwater runoff rates. As a result, cumulative impacts would be less than significant.

Groundwater Use

Many of the related projects are infill, redevelopment projects that would also increase water demand relative to existing conditions on their respective project sites. As demonstrated in Section 3.19, Utilities and Service Systems, of this IS/MND, the increase in water demand attributable to the proposed Project would be accommodated within Cal-AM's projected water supply, which is derived from the Calleguas Municipal Water District. Based on the City's 2020 Urban Water Management Plan (Kennedy Jenks 2021), groundwater from the underlying Conejo Valley Groundwater Basin is not currently part of the City's water supply, but may be used beginning in 2025. The poor-quality groundwater would likely require treatment in a desalter prior to municipal use. Regardless, as part of its reliability analysis, Calleguas Municipal Water District has confirmed that it anticipates having sufficient supplies to meet City water demands through 2045, and anticipates having surplus supplies, including during 5 consecutive drought years. As a result, the Project, in combination with related cumulative projects, would not contribute to cumulatively considerable impacts to the Conejo Valley Groundwater Basin. Therefore, cumulative impacts would be less than significant.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☐	☒	☐

The Project site is an 18.99-acre parcel that includes three existing, two-story buildings totaling 167,475 square feet (B35: 23,761 square feet; B36: 63,333 square feet; B37: 80,381 square feet) used for office and lab space; an associated surface parking lot with a total of 596 parking spaces; landscaping (including 77 oak and protected

trees); emergency generators; and infrastructure improvements. The site is in the Industrial Park Zone (M-1) district with an Industrial land use designation. These buildings were occupied by Amgen up through 2017. The buildings have been unoccupied since 2017.

The applicant proposes to demolish all existing structures on the Project site and redevelop the site with four buildings totaling 351,164 square feet (a net increase of 183,689 square feet) flanking a central courtyard and surrounded by a surface parking lot with a total of 854 parking spaces, and associated landscaping, lighting, emergency generators, and infrastructure improvements. The buildings are targeting a LEED Silver certification. A one-story amenity building (25,840 square feet) would include a 5,300-square-foot restaurant and lounge open to the public, and the remainder of the building would include conference rooms and a fitness center open to employees only. Three two-story lab/office buildings totaling 325,324 square feet (Building A: 130,426 square feet; Building B: 67,726 square feet; Building C: 127,172 square feet) would consist of approximately 40% office and 60% lab uses, with common lobbies, restrooms, and loading areas. The applicant estimates a net 39,000 cubic yards of fill grading would be required (cut: 26,000 cubic yards; fill: 65,000 cubic yards). Vehicular and pedestrian access to the site is proposed from Ventu Park Road. Delivery vehicle and emergency access would be provided from both Rancho Conejo Boulevard and Ventu Park Road. Project construction activities are anticipated to take approximately 36 months.

a) Would the project physically divide an established community?

No Impact. A significant impact may occur if the Project would be sufficiently large or otherwise configured in such a way as to create a physical barrier within an established community. The proposed development area consists of existing development and the paved surface parking lot of industrial and commercial development (generally to the north, west, and south) and residential development (generally to the east).

The Project site abuts Rancho Conejo Boulevard and Ventu Park Road, and access would be achieved from both of these public rights-of-way. Given the adjacent and surrounding uses, development of the proposed Project would not physically divide a community, and no impact would occur.

b) Would the project 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?

Less-Than-Significant Impact. Land use plans and policies applicable to the proposed Project are set forth by the City's General Plan and Zoning Ordinance. Implementation of the proposed Project would require a Development Permit (2022-70164), Special Use Permit for Alcohol Sales (2022-70165), Landscape Plan Check (2022-70166), and Protected Tree Permit (2022-70167).

The Project would also be developed consistent with the permitted uses and development standards for proposed uses set forth in the General Plan and within an Industrial Park Zone (M-1), and applicable policies from the General Plan, and would be subject to approval by the City's Planning Commission. Furthermore, as demonstrated throughout this IS/MND, the proposed Project would not result in significant unavoidable effects on the environment. The proposed Project would not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Impacts would, therefore, be less than significant.

Cumulative Impacts

The proposed Project would occur on a site that has been developed in industrial land uses since the 1970s, and the proposed uses are consistent with the City's General Plan land use and zoning designations. The proposed Project would not cause any change to a current land or zoning use. Moreover, the Project would be subject to the City's existing zoning and land use regulations, and be subject to Conditions of Approval. Therefore, the proposed Project would not cause incremental impacts to land use and planning when considering related past, present, or foreseeable future projects, and cumulative impacts would be less than significant.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. According to the California Geologic Energy Management Division, no oil, gas, geothermal, or other known wells are located on the Project site or in the vicinity (CalGEM 2021). As such, the proposed Project would not have the potential to interfere with extraction of oil, gas, or geothermal resources. According to the California Department of Conservation's Mineral Land Classification Maps, the Project site is located in an area with a Mineral Resource Zone (MRZ) 1 designation, indicating that the area contains no significant mineral deposits (CDOC 1993). Due to the urbanized nature of the Project site and its surroundings, as well as the absence of known, significant mineral resources as mapped by the state, Project implementation is not anticipated to result in loss of availability of a known mineral resource of value to the region and residents of the state; therefore, no impact to state or regionally important mineral resources would occur.

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?

No Impact. The City's General Plan states that there are no mining activities within Thousand Oaks, and further states that none are expected to occur in the future (City of Thousand Oaks 2013a). However, mineral extraction is an allowable use on industrial premises per the Thousand Oaks Municipal Code

(Section 6-2.255). Nonetheless, the City has not identified any locally important mineral resource recovery sites, and implementation of the proposed Project would not result in the loss of availability of a known locally important mineral resource. Therefore, no impact to availability of locally important mineral resources would occur.

Cumulative Impacts

The analysis in this section demonstrates that the proposed Project would have no impact to mineral resources. Therefore, the Project's contribution would not be cumulatively considerable and would not result in a cumulative impact related to mineral resources.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☐	☐	☒

Noise and Vibration Characteristics

Noise

Noise is defined as unwanted sound. Sound may be described in terms of level or amplitude (measured in decibels [dB]), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The standard unit of measurement of the amplitude of sound is the decibel. Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel (dBA) scale performs this compensation by discriminating against low and very high frequencies in a manner approximating the sensitivity of the human ear. Several descriptors of noise (noise metrics) exist to help predict average community reactions to the adverse effects of environmental noise, including traffic-generated noise, on a community. These descriptors include the energy-equivalent noise level over a given

period (L_{eq}), the statistical sound level (L_{xx}, where "xx" is a cumulative percentage of time within the measurement period for which the indicated level is exceeded), the day–night average noise level (L_{dn}), and the community noise equivalent level (CNEL). Table 3.13-1 provides examples of A-weighted noise levels from common sounds. In general, human sound perception is such that a change in sound level of 3 dB is barely noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling or halving the sound level.

Table 3.13-1. Typical Sound Levels in the Environment and Industry

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
—	110	Rock band
Jet flyover at 300 meters (1,000 feet)	100	—
Gas lawn mower at 1 meter (3 feet)	90	—
Diesel truck at 15 meters (50 feet), at 80 kilometers per hour (50 mph)	80	Food blender at 1 meter (3 feet) Garbage disposal at 1 meter (3 feet)
Noisy urban area, daytime gas lawn mower at 30 meters (100 feet)	70	Vacuum cleaner at 3 meters (10 feet)
Commercial area Heavy traffic at 90 meters (300 feet)	60	Normal speech at 1 meter (3 feet)
Quiet urban daytime	50	Large business office Dishwasher, next room
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime	30	Library
Quiet rural night time	20	Bedroom at night, concert hall (background)
—	10	Broadcast/recording studio
Lowest threshold of human hearing	0	Lowest threshold of human hearing

Source: Caltrans 2013.
Note: dBA = A-weighted decibel.

L_{eq} is a sound energy level averaged over a specified period (typically no less than 15 minutes for environmental studies). L_{eq} is a single numerical value that represents the amount of variable sound energy received by a receptor during a time interval. For example, a 1-hour L_{eq} measurement would represent the average amount of energy contained in all the noise that occurred in that 1 hour. L_{eq} is an effective noise descriptor because of its ability to assess the total time-varying effects of noise on sensitive receptors.

Unlike the L_{eq} metrics, L_{dn} and CNEL metrics always represent 24-hour periods, usually on an annualized basis. L_{dn} and CNEL also differ from L_{eq} because they apply a time-weighted factor designed to emphasize noise events that occur during the evening and nighttime hours (when speech and sleep disturbance is of more concern). "Time weighted" refers to the fact that L_{dn} and CNEL penalize noise that occurs during certain sensitive periods. In the case of CNEL, noise occurring during the daytime (7:00 a.m.–7:00 p.m.) receives no penalty. Noise during the evening (7:00 p.m.–10:00 p.m.) is penalized by adding 5 dB, and nighttime (10:00 p.m.–7:00 a.m.) noise is penalized by adding 10 dB. L_{dn} differs from CNEL in that the daytime period is defined as 7:00 a.m.–10:00 p.m., thus eliminating the evening period. L_{dn} and CNEL are the predominant criteria used to measure roadway noise affecting residential receptors. These two metrics generally differ from one another by no more than 0.5 dB to 1 dB, and, as such, are often treated as equivalent to one another.

Vibration

Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Vibration can be a serious concern, causing buildings to shake and rumbling sounds to be heard. In contrast to noise, vibration is not a common environmental problem. It is unusual for vibration from sources such as buses and trucks to be perceptible, even in locations close to major roads. Some common sources of vibration are trains, buses on rough roads, and construction activities, such as blasting, pile driving, and heavy earthmoving equipment.

Several methods are used to quantify vibration. Peak particle velocity (ppv) is defined as the maximum instantaneous peak of the vibration signal. Peak particle velocity is most frequently used to describe vibration impacts to buildings and is usually measured in inches per second (in/sec). The root mean square amplitude is most frequently used to describe the effect of vibration on the human body and is defined as the average of the squared amplitude of the signal. Decibel notation is commonly used to measure root mean square. The decibel notation acts to compress the range of numbers required to describe vibration.

High levels of vibration may cause physical personal injury or damage to buildings. However, vibration levels rarely affect human health. Instead, most people consider vibration to be an annoyance that can affect concentration or disturb sleep. In addition, high levels of vibration can damage fragile buildings or interfere with equipment that is highly sensitive to vibration (e.g., electron microscopes). Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or slamming of doors. Typical outdoor sources of perceptible vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If the roadway is smooth, the vibration from traffic is rarely perceptible.

Sensitive Receptors

Noise- and vibration-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. According to the City's General Plan, residences, schools, hospitals, guest lodging, religious facilities, and some passive recreation areas would typically be considered noise and vibration sensitive, and may warrant unique measures for protection from intruding noise (City of Thousand Oaks 2000). Sensitive receptors in the vicinity of the Project site include residential uses (single-family residences to the southeast and east) and a religious facility (The Bridge Church to the southwest). These sensitive receptors represent the nearest sensitive land uses with the potential to be impacted by construction of the proposed Project. Other noise-sensitive receptors are located farther away from the Project site and would be less affected by on-site noise.

Existing Noise Conditions

Noise level measurements were conducted in the vicinity of the Project site on May 10, 2022, to quantify and help characterize the existing outdoor ambient sound environment. Table 3.13-2 provides the locations, dates, and times the noise measurements were taken. The noise measurements were taken using a SoftdB Piccolo sound level meter equipped with a 0.5-inch, pre-polarized condenser microphone with pre-amplifier. The sound level meter meets the current American National Standards Institute standard for a Type 2 (General Grade) sound level meter. The accuracy of the sound level meter was verified using a field calibrator before and after the measurements, and the measurements were conducted with the microphone positioned approximately 5 feet above the ground.

Table 3.13-2. Measured Noise Levels

Receptor	Location	Date	Time	L_{eq} (dBA)	L_{max} (dBA)
ST1	Southeast area of Project site adjacent to rear yard of residence at 1755 Fox Springs Circle	5/10/2022	10:08 a.m.–10:23 a.m.	47.2	58.4
ST2	East of Project site, at 1376 Oak Trail Street	5/10/2022	11:11 a.m.–11:26 a.m.	43.5	56.7
ST3	North of Project site, on public right-of-way along Rancho Conejo Boulevard adjacent to Arroyo Villa Apartment Complex	5/10/2022	11:45 a.m.–12:00 p.m.	63.9	85.4
ST4	Southeast of Project site, on public right-of-way along Ventu Park Road adjacent to residence at 1668 Glider Court	5/10/2022	12:59 p.m.–13:14 p.m.	62.8	77.6
ST5	Southwest of Project Site, at 999 Rancho Conejo Boulevard (The Bridge Church)	5/10/2022	12:21 p.m.–12:36 p.m.	51.4	62.0

Source: Appendix D.
Notes: L_{eq} = energy-equivalent noise level (time-averaged sound level); dBA = A-weighted decibel; L_{max} = maximum sound level during the measurement interval.

Five short-term noise measurement locations (ST1–ST5) were sited in the vicinity of the Project site, as shown in Figure 15, Noise Measurement and Modeling Locations. The measured energy-averaged (L_{eq}) and maximum (L_{max}) noise levels are provided in Table 3.13-2. The field noise measurement data sheets are provided in Appendix D. The primary noise sources at the locations identified in Table 3.13-2 consisted of traffic on local and distant roadways; secondary noise sources included distant aircraft noise, distant construction activity, and birdsong. As shown in Table 3.13-2, the measured sound levels ranged from approximately 44 dBA L_{eq} at ST2 to approximately 64 dBA L_{eq} at ST4.

Applicable Noise Regulations and Standards

Federal

There are no federal noise regulations applicable to the Project. However, various federal agencies have established rules and guidelines addressing noise and vibration. For example, in its Transit Noise and Vibration Impact Assessment Manual (FTA 2018), the Federal Transit Administration (FTA) offers guidance on the estimation of construction noise levels from a construction site. It also provides suggested thresholds that include no more than 80 dBA L_{eq} (over an 8-hour daytime period) as received at a residential land use. Because the City does not provide a quantified construction noise limit, this analysis adopts the 80 dBA L_{eq8h} FTA guidance for quantitative construction noise impact assessment.

With respect to vibration, the FTA Transit Noise and Vibration Impact Assessment Manual provides guidance for the assessment of vibration impacts on people (i.e., potential annoyance), building damage risk, and disruption of vibration-sensitive processes. Vibration impact criteria suggested by the FTA vary both with the frequency of vibration event occurrence and the sensitivity of the building or process that may be exposed to groundborne vibration. By way of example, a modern industrial building constructed from reinforced concrete or steel would have a vibration impact threshold of 0.5 in/sec ppv, and a non-engineered timber or masonry structure more akin to a typical single-family or multifamily residence may have a more stringent 0.2 in/sec ppv vibration impact criteria

against which vibration due to construction could be assessed for the nearest such receptors in the surrounding community (FTA 2018).

State

Government Code Section 65302(g)

California Government Code Section 65302(g) requires the preparation of a Noise Element in a community General Plan that identifies and appraises noise problems for the community. The Noise Element recognizes the guidelines adopted by the Office of Noise Control in the State Department of Health Services, and quantifies, to the extent practicable, current and projected noise levels for major noise sources such as highways and freeways, primary arterials, major local streets, rail lines, airports, and industrial plants.

California General Plan Guidelines

The California General Plan Guidelines, published by the Governor's Office of Planning and Research, provides guidance for the acceptability of specific land use types within areas of specific noise exposure. Governor's Office of Planning and Research guidelines are advisory in nature. Local jurisdictions, including the City, have the responsibility to set specific noise standards based on local conditions (OPR 2017).

Local

City of Thousand Oaks General Plan Noise Element

The Project site is within the City of Thousand Oaks, as are the existing residences and other noise-sensitive land uses in the surrounding area. The noise criteria identified in the Noise Element of the Thousand Oaks General Plan are guidelines to evaluate the land use compatibility of outdoor environmental noise levels. The land use compatibility guidelines indicate that low-density and multifamily residential land uses are considered normally acceptable with noise levels below 60 dBA CNEL, and conditionally acceptable with noise levels below 65 dBA CNEL (City of Thousand Oaks 2000).

Furthermore, the Noise Element of the Thousand Oaks General Plan, Chapter 4.6, Noise Considerations in Environmental Impact Reports and Negative Declarations, Section 4.6.1, identifies standards for operational noise in which a significant impact would occur at receiving sensitive land uses (e.g., the residences south and east of the Project site) (City of Thousand Oaks 2000):

- Project-related increase of greater than 1.0 dBA at residences in areas where annual average noise level at General Plan build-out would be between 55 and 60 dBA CNEL.
- Project-related increase of greater than 0.5 dBA at residences in areas where the annual average noise level at General Plan build-out would be greater than 60 dBA CNEL.

For purposes of this noise assessment, and consistent with the "all sources" phrasing in Table 9 of Section 4.6.1 of the Noise Element, the Project-attributed increase to the outdoor ambient sound environment (expressed as CNEL) encompasses both changes to local surface transportation noise (roadway noise) and on-site operation of stationary sources (e.g., rooftop heating, ventilation, air conditioning systems, and standby generators).

City of Thousand Oaks Municipal Code

The Noise Ordinance presented in Title 5, Chapter 21, Noise, does not provide quantitative standards for noise regulation. However, Section 8-11.01 of the Thousand Oaks Municipal Code currently limits construction activity to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless permission is specifically granted by the Public Works Department for work outside these hours.

a) Would the project result in 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?

Short-Term Construction Noise

Less-Than-Significant Impact. Noise generated by Project construction equipment would come from a combination of heavy equipment—including dozers, front-end loaders, backhoes, and air compressors—that, when combined, can reach relatively high levels. The numbers and mix of construction equipment would likely vary during the following phases: demolition, site preparation/grading, building construction, paving, and architectural coating. No blasting or pile driving is anticipated as part of the proposed Project.

Using construction equipment assumptions similar to those used for the air quality analysis (Section 3.3 of this IS/MND), a noise analysis was performed using a model emulating the Roadway Construction Noise Model developed by the Federal Highway Administration (FHWA 2008). Input variables for the Roadway Construction Noise Model consist of the receiver/land use types, the equipment type (e.g., backhoe, crane, truck), the number of equipment pieces, the duty cycle for each piece of equipment (i.e., percentage of each time period the equipment typically is in operation and operating at full load or power level), and the distance between the construction noise source and the sensitive receiver. The Roadway Construction Noise Model has default duty-cycle values for the various pieces of equipment, which were derived from an extensive study of typical construction activity patterns (FHWA 2008). Those default duty-cycle values were adopted for this noise analysis.

Table 3.13-3 provides a summary of the predicted construction noise exposure levels by each phase at the nearest noise-sensitive receptor locations. The input and output data are provided in Appendix D. Noise-sensitive land uses in the vicinity of the Project site include existing residences to the south and east, and a church to the southwest of the Project site. Project construction noise exposure levels at other receivers farther away from the site would be less, due primarily to natural distance-dependent attenuation factors such as geometric divergence, air absorption, ground surface absorption, and potential path-occluding structures and topography.

Table 3.13-3. Construction Noise Model Results Summary

Land Use	Off-Site Receptor Location	Distance from Construction Activity to Noise Receptor	Estimated Construction Noise Levels (dBA L_{eq8h})[a]				
			Demolition	Site Preparation/ Grading	Building Construction	Paving	Architectural Coating
Residential	South and East of the Project Site	Typical Construction Activity/Receiver Distance (350–375 feet)	55	56	53	52	42
		Nearest Construction Activity/Receiver Distance (50–150 feet)	59	64	54	62	45
Church	Southwest of the Project Site	Typical Construction Activity/Receiver Distance (2,380 feet)	48	50	46	46	35
		Nearest Construction Activity/Receiver Distance (950–1,000 feet)	54	54	44	51	43

Source: Appendix D.
Notes: L_{eq8h} = 8-hour energy-equivalent noise level; dBA = A-weighted decibel.
[a] Typical construction noise levels are calculated based on the acoustic center distances between the nearest sensitive receptors and the construction phase (approximately 350 to 375 feet for the residences and 2,380 feet for the church), and account for the estimated noise reduction provided by the existing residential property line walls and differences in elevation between the Project site and receivers.

As shown in Table 3.13-3, typical construction noise levels at the nearest noise-sensitive land uses (homes to the south and east) are estimated to range from approximately 42 dBA L_{eq} during the architectural coating phase to approximately 56 dBA L_{eq} during the site preparation/grading phases. As detailed on the worksheets in Appendix D, this 14 dB range of predicted construction noise levels is due to the intensity of construction activity, expected quantities and types of involved construction equipment, and distance. Consistent with the FTA "general assessment" technique (FTA 2018), the presented distance range (350 to 375 feet) in Table 3.13-3 describes the varying horizontal proximity between the common noise-sensitive receptor fixed location and the "acoustical centroid" that represents uniquely for each of the five studied activity phases the time-averaged position of a full set of multiple operating pieces of construction equipment and vehicles. Table 3.13-3 and Appendix D worksheets also show construction noise level predictions at distances between the noise-sensitive receptor position and the anticipated nearest boundary associated with a construction phase, which are thus shorter than those with respect to the acoustic centroid for the same phase; however, these scenarios study fewer equipment types (because not all equipment for a phase would be operating at the same distance) and result in levels that would range from approximately 45 dBA L_{eq} during the architectural coating phase to approximately 64 dBA L_{eq} during the site preparation/grading phases. These noise levels would be well below the 80 dBA L_{eq8h} suggested FTA threshold for construction noise.

The next-nearest noise-sensitive receiver (the church located to the southwest) is farther from the Project site than the nearest residences. Thus, estimated construction noise levels would be lower than at the nearest residences, ranging from approximately 35 dBA L_{eq} during the architectural coating phase to

approximately 50 dBA L_{eq} during the site preparation/grading phases under typical conditions. During the relatively brief periods when construction would be focused near the southwestern project boundary, noise at the religious facility located southwest of construction activities is estimated to range from approximately 43 to 54 dBA L_{eq}. These noise levels would be well below the 80 dBA L_{eq8h} suggested FTA threshold for construction noise. Because construction noise would not exceed federal, state, or local noise thresholds, a noise monitoring program is not required.

As discussed previously, Thousand Oaks Municipal Code Section 8-11.01 does not permit construction noise that would create a noise disturbance between 7:00 p.m. and 7:00 a.m. The proposed Project would not conduct noisy construction activities between 7:00 p.m. and 7:00 a.m., and the estimated noise levels would be well below the FTA's advisory noise standard of 80 dBA L_{eq8h}. Therefore, noise from Project construction would be less than significant.

Although the predicted impact due to construction noise is less than significant, good construction practices (or as required by City regulations, policies, or expectations) would include providing off-site residences advanced notice of expected construction periods.

Operations Noise

Less-Than-Significant Impact.

Project-Generated Off-Site Traffic Noise

The proposed Project would generate additional traffic trips along several existing roads in the area, including Rancho Conejo Boulevard and Ventu Park Road. Based on information provided by the City of Thousand Oaks Public Works Department, the proposed Project would result in a net increase of 63 PM peak-hour traffic trips (Appendix E). The proposed Project is anticipated to result in a total of 619 additional average daily traffic (ADT). Most of the Project traffic would use major arterial roadways, particularly Rancho Conejo Boulevard. Some Project-related traffic is also anticipated to use Ventu Park Road.

Based on traffic count data provided by the City of Thousand Oaks Public Works Department, ADT volumes along Rancho Conejo Boulevard and Ventu Park Road in the vicinity of the proposed Project are approximately 10,300 and 6,300, respectively (Appendix E). The additional Project traffic would amount to an increase of approximately 6% in the unlikely event that all Project trips used Rancho Conejo Boulevard to the north or south of the Project site, rather than some coming from and leaving to the north and some coming from and leaving to the south. Similarly, even if all Project traffic used Ventu Park Road, the resulting ADT would increase by approximately 10%. Typically, a doubling of the energy of a noise source, such as a doubling (i.e., a 100% increase) of traffic volume, would increase noise levels by 3 dB. Under normal circumstances (i.e., outside of a controlled setting such as a listening laboratory), a 3 dB increase in noise levels is considered to be the smallest increase that is audible to the human ear, whereas a less than 3 dB increase in noise levels is considered to be a barely noticeable or non-audible increase. The Project would not result in a doubling of trips on any road segment. A 10% increase in traffic noise would correspond to an increase of well under 1 dB. Given that it would result in only a modest increase in traffic on local and regional roadways, and a less-than-audible change in noise levels, impacts associated with off-site Project-generated traffic noise would be less than significant.

Project-Generated On-Site Operation Noise

Stationary Sources

Implementation of the Project would result in changes to existing outdoor ambient noise levels in the Project vicinity by introducing new stationary sources of noise emissions, primarily associated with operating electro-mechanical equipment exposed to the outdoor environment. Aggregate sound emissions from proposed Project stationary noise-producing sources was predicted using Datakustik CadnaA, a commercially available sound propagation modeling software program based on International Organization of Standardization 9613-2 standard algorithms and reference data. Using applicant-provided information on anticipated cooling load for the Project, the anticipated major noise-producing Project mechanical systems (e.g., heating, ventilation, and air conditioning units and standby generators[5]) were modeled as point-type sources as follows (Gensler 2022):

- 13 AAON air-cooled chillers (or comparable equipment) of varying models and capacities on the Amenities Building rooftop, with sound power levels ranging from 75 to 91 dBA
- 13 AAON and Greenheck air-cooled chillers (or comparable equipment) of varying models and capacities on the Building A and Building C rooftops, each with sound power levels ranging from 97 to 100 dBA
- Nine AAON and Greenheck air-cooled chillers (or comparable equipment) of varying models and capacities on the Building B rooftop, with sound power levels ranging from 95 to 100 dBA
- Three standby generators, each emitting up to 104 dBA sound power level with enclosures

Additionally, truck delivery activity noise of 107 dBA sound power level (per Baltrėnas et al. 2004) at each of the three loading areas on site, during daytime hours only, was included in the CadnaA noise model. Based on information provided by the Project applicant, approximately 15 truck deliveries would occur per day, during regular business hours.

Key modeling features, parameters, and assumptions used by the CadnaA software include the following:

- Ground effect acoustical absorption coefficient equal to 0.5, which intends to represent a blend of pavements (acoustically reflective, and thus near zero) and vegetative ground surfaces (acoustically porous, and hence near a value of 1) on and around the Project site
- Reflection order of 1, which allows for a single reflection of sound paths on encountered structural surfaces such as the modeled facades of the proposed Project
- Off-site residential structures and nearby existing commercial buildings have not been rendered in the prediction model
- Building facades are a combination of reflective, absorptive, and diffractive surface features and materials that are assumed to yield an approximate net acoustical absorption coefficient of 0.1
- Calm meteorological conditions (i.e., no wind) with 68°F and 70% relative humidity

As shown in Table 3.13-4, the predicted aggregate noise exposure from the modeled stationary sources at modeled receptors R1 through R6 (representing on-site noise levels at adjacent residential receivers)

[5] The proposed Project would replace a prior use (office and lab use), which had similar noise sources, including heating, ventilation, and air conditioning units and standby generators. For example, the prior use included three standby generators (one in Building 35, and two in Building 37), located in the southern portion of the Project site.

ranged from 39 to 43 dBA L_{eq} during daytime hours, and 38 to 42 dBA L_{eq} during nighttime hours. Expressed in terms of the 24-hour weighted average CNEL noise metric, the noise levels would range from 45 to 49 dBA CNEL, which is well below the City General Plan Noise Element's normally acceptable land use compatibility guideline for residential uses of 60 dBA CNEL.

Table 3.13-4. Operational Stationary Noise Model Results Summary

Modeled Receiver Number	Daytime Noise Level (L_{eq} dBA)	Nighttime Noise (L_{eq} dBA)
R1	43.4	42.3
R2	42.2	40.9
R3	39.6	38.5
R4	38.9	37.9
R5	39.7	38.3
R6	40.7	39.4

Source: Appendix D.
Notes: L_{eq} = energy-equivalent noise level; dBA = A-weighted decibel.
Daytime noise level conservatively assumes continuous operation of all heating, ventilation, and air conditioning (HVAC) equipment, as well as standby generators; truck delivery activities during daytime hours are conservatively assumed to create noise for approximately 25% of the time during daytime hours. Nighttime noise level conservatively assumes continuous operation of all HVAC equipment and standby generators (truck delivery activities would not take place during nighttime hours).

Parking Activities

Noise sources from parking lots include low-speed vehicle travel, idling engines, and occasional car alarms, door slams, radios, and tire squeals. These sources typically range from about 55 to 70 dBA L_{max} at a distance of 50 feet (Mestre Greve Associates 2011) and are generally intermittent and impulsive. Parking lots thus have the potential to generate noise levels that briefly exceed the existing outdoor background sound level, but this depends on the location of the source and the receptor. Additionally, the parking areas planned for the Project would be distributed around the Project perimeter, but the direct view of the parking areas at the nearest noise-sensitive receivers (residences to the south and east) would be occluded (i.e., shielded) by the residential property line walls.

For purposes of this predictive assessment, if intermittent parking activity noises occur for a cumulative 10% of the time during a typical daytime hour and are individually no louder than the above-mentioned 70 dBA L_{max} value, the predicted distance-attenuated and shielded L_{eq} at the nearest sensitive receptors (residences to the south and east) would be no greater than 39 dBA.

Increase Over Ambient

The logarithmic combination of the predicted noise exposures due to anticipated Project stationary sources and parking activities is 43 to 46 dBA L_{eq} at adjacent residential receivers (R1 through R6). As shown in Table 3.13-5, the combined on-site noise levels at all receivers are estimated to be less than the measured existing daytime noise levels, ranging from 4.9 to 0.6 dB less than existing noise levels. Therefore, the on-site noise levels would be compliant with the City's allowable outdoor ambient increase standard of up to 0.5 dB. As such, this would be considered a less-than-significant noise impact to the community.

Table 3.13-5. Operational Stationary Plus Parking Area Noise Results Summary

Modeled Receiver Number	Stationary Noise Level (Daytime) (L_{eq} dBA)	Parking Area Noise Level (L_{eq} dBA)	Combined Stationary Noise plus Parking Area Noise Level (L_{eq} dBA)	Measured Noise Level (L_{eq} dBA)	Difference (Estimated On-Site Noise – Measured Noise Level)
R1	43.4	39.0	44.7	47.2	−2.5
R2	42.2	39.0	43.9	47.2	−3.3
R3	39.6	39.0	42.3	47.2	−4.9
R4	38.9	39.0	42.0	43.5	−1.5
R5	39.7	39.0	42.4	43.5	−1.1
R6	40.7	39.0	42.9	43.5	−0.6

Source: Appendix D.
Notes: L_{eq} = energy-equivalent noise level; dBA = A-weighted decibel.
Measured noise levels for R1, R2, and R3 from measurement ST-1. Measured noise levels for R4, R5, and R6 from ST-2 (see Table 3.13-2).

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less-Than-Significant Impact. The main concern associated with groundborne vibration is annoyance; however, in extreme cases, vibration can damage buildings, particularly those that are old or otherwise fragile. Some common sources of groundborne vibration are trains and construction activities such as blasting, pile driving, and heavy earthmoving equipment. No blasting or pile driving is anticipated as part of the proposed Project; thus, the primary source of groundborne vibration from the proposed Project would be heavy earthmoving equipment during construction.

Groundborne vibration information related to construction/heavy equipment activities has been collected by the California Department of Transportation (Caltrans). Information from Caltrans indicates that continuous/intermittent vibrations (such as from construction activity) with approximately 0.1 in/sec ppv may be characterized as “strongly perceptible” (Caltrans 2020). The heavier pieces of construction equipment, such as large bulldozers or hoe rams, would register up to approximately 0.089 in/sec ppv at a distance of 25 feet per FTA guidance (FTA 2018).

Groundborne vibration is typically attenuated over relatively short distances. At the nearest existing noise/vibration-sensitive use, the distance to the nearest construction phase boundary would be approximately 50 feet, and with the anticipated construction equipment (i.e., vibratory roller at 0.210 in/sec ppv at 25 feet [FTA 2018]), the vibration level would be approximately 0.0742 in/sec ppv. Therefore, at a distance of 50 feet, vibration levels from heavy equipment would be below 0.1 in/sec ppv, and would comply with the Caltrans threshold. As such, there would not be annoyance associated with significant groundborne vibration.

Vibration from construction equipment (an intermittent or continuous type of vibration) as a result of the proposed Project would not result in structural building damage, which typically occurs at vibration levels of 0.2 in/sec ppv or greater for buildings of non-engineered timber and masonry buildings. Thus, impacts related to groundborne vibration would be less than significant.

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?

No Impact. The Project site is not within 2 miles of any public airport, nor is it located within the boundaries of any airport land use plans. Therefore, the proposed Project would not expose people residing or working in the Project area to excessive noise levels, and no impact would occur.

Cumulative Impacts

Vibration

Construction-related vibration from the proposed Project was addressed in Section 3.13(b). Other foreseeable projects within the vicinity of the Project site would not be close enough to create a combined excessive generation of groundborne vibrations; the nearest such project would be located approximately 0.8 miles west of the Project site. Therefore, cumulative impacts associated with excessive groundborne vibrations are not cumulatively considerable.

Permanent Increase in Ambient Noise Levels

Stationary Sources

Noise generated from the proposed Project would be limited to those typical of industrial use. This type of noise is generally described as "nuisance noise." Nuisance noise is intermittent or temporary noise from sources such as landscape maintenance equipment. Compliance with the City's Noise Ordinance would limit exposure to excessive nuisance noise. Similarly, related projects would be required to comply with the noise standards applicable to the jurisdictions in which they would be located. Compliance with the City's noise regulations would reduce the proposed Project's operational noise so that its incremental effect is not cumulatively considerable.

Off-Site Traffic Noise

The proposed Project and related projects would generate off-site traffic noise. When calculating future traffic impacts, the traffic study included traffic from the related projects in the future year traffic volumes (Appendix E). Future traffic results with and without the proposed Project account for cumulative impacts from related projects contributing to traffic increases. Because the noise impacts are generated directly from the traffic analysis results, the Future without Project noise level and Future with Project noise level already reflect cumulative impacts. As described in Appendix E, the noise level increases associated with both of these scenarios (Future without Project and Future with Project) would generate noise level increase of less than 1 dB (0 dB when rounded to whole numbers) along the studied roadways in the vicinity of the Project site. As such, increases would be below the significance threshold of 5 dB. With or without the proposed Project, traffic noise would not be substantially increased in the Project vicinity. As such, the incremental effect of the proposed Project on off-site traffic noise would not be cumulatively considerable.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☐	☐	☒

a) Would the project 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)?

Less-Than-Significant Impact. Currently, the Project site is developed with industrial uses, including three existing two-story buildings totaling 167,475 square feet (B35: 23,761 square feet; B36: 63,333 square feet; B37: 80,381 square feet) used for office and lab space, an associated surface parking lot with a total of 596 parking spaces, landscaping, emergency generators, and infrastructure improvements. The site is on an 18.99-acre parcel in an Industrial Park Zone (M-1) with an Industrial land use designation. These buildings were occupied by Amgen up through 2017. The buildings have been unoccupied since 2017. The proposed Project would include redevelopment of the existing and vacant industrial use with a new industrial use including four buildings totaling 351,164 square feet (a net increase of 183,689 square feet) flanking a central courtyard and surrounded by a surface parking lot with a total of 854 parking spaces, and associated landscaping, lighting, emergency generators, and infrastructure improvements. The buildings are targeting a LEED Silver certification. A one-story amenity building (25,840 square feet) would include a 5,300-square-foot restaurant and lounge open to the public, and the remainder of the building would include conference rooms and a fitness center open to employees only. The three two-story lab/office buildings, totaling 325,324 square feet (Building A: 130,426 square feet; Building B: 67,726 square feet; Building C: 127,172 square feet), would consist of approximately 40% office and 60% lab uses with common lobbies, restrooms, and loading areas.

The California Department of Finance estimates that the population of Thousand Oaks as of January 1, 2021, is approximately 125,426 (DOF 2021). The Project does not include any residential units, so no additional residents are anticipated to directly increase the population of the City as a result of development of the proposed Project. The Project, therefore, would not result in significant population growth.

The proposed Project would result in temporary increases of employment opportunities on the Project site during construction; however, given the relatively common nature of the construction anticipated, the demand for construction employment would likely be met within the existing and future labor market in Thousand Oaks and Ventura County. If construction workers live outside of the City, these workers would likely commute during the temporary construction period. During operation, the proposed Project would result in approximately 2,250 employees working on the campus, but not all at the same time. Approximately 2,168 lab/office employees are anticipated to work on the campus, approximately 70 employees are anticipated to work at the restaurant, and approximately 8 employees are anticipated to work in the fitness center. It is anticipated that some of the people who would be working on this campus are already living in the area and able to commute. SCAG's 2020–2045 RTP/SCS anticipates the Project site will maintain the industrial land use, and therefore, a net increase in employment has already been contemplated and accounted for. Therefore, the proposed Project would not result in significant population growth, and impacts would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed Project is not a residential project. The proposed Project would consist of the redevelopment of the site from one industrial use to another industrial use. The Project site does not currently support any housing that would have the potential to be displaced by development of the proposed Project. As such, the Project would not displace substantial numbers of people necessitating construction of housing elsewhere, and no impact would occur.

Cumulative Impacts

The proposed Project would result in less-than-significant impacts with regards to inducing substantial unplanned growth, and no impact to displacing housing or displacing people. Because the proposed Project is an industrial project without extant residential uses, it would not contribute incrementally to cumulative impacts related to population and housing, and would not be cumulatively considerable.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

a) ***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:***

Fire protection?

Less-Than-Significant Impact. Fire services in the City are provided by the Ventura County Fire Department (VCFD). VCFD is responsible for emergency medical calls, fire response, and inspection and plan check services. Fire protection services provided to the City include fire, emergency medical, urban search and rescue, hazardous materials prevention and response, air operations, and other emergency response resources. VCFD currently operates 33 fire stations throughout Ventura County, 8 of which serve the Conejo Valley (Battalion 3). The nearest station to the Project site is Fire Station 35, which is located at 751 Mitchell Road, approximately 0.9 miles from the Project site. The second-nearest station is Fire Station 30, which is located at 325 West Hillcrest Drive, approximately 3.1 miles east of the Project site. Fire Station 35 was constructed in 2017 and is 11,233 square feet. It is staffed daily by seven firefighters, four of whom are assigned to ladder truck 35. Fire Station 30 serves as the headquarters for Division 3 and Battalion 3. Battalion 3 commands the Conejo Valley. It is staffed with three full-time firefighters (Engine 30) and the Battalion 3 Headquarters staff. VCFD has a goal of responding to emergencies within 8 minutes and 30 seconds. The 8 minute, 30 second response time includes 90 seconds for call processing, 2 minutes to dress in protective gear, and 5 minutes to drive to the incident. The response time goals were developed based on National Fire Protection Association standards and tailored to VCFD's given station design and resources. Battalion 3 has an average response time of 8 minutes and 14 seconds, which meets the VCFD response time standards.

The proposed Project would be subject to current VCFD requirements for fire sprinkler systems, fire alarm systems, fire flow, and equipment and firefighter access, as well as Fire Code requirements.

Compliance with the Fire Code standards would be ensured through the plan check process prior to the issuance of building permits, and would reduce the potential demand for fire services at the Project site. Furthermore, VCFD via personal communication confirmed that the proposed Project would not have any significant effects on service demands, and VCFD does not foresee any problems or impacts from implementation of the proposed Project. Due to the limited increase in demand that would be attributable to the proposed Project, the availability of fire services within proximity to the Project site, and required compliance with Fire Code standards, the construction or expansion of existing fire facilities would not be required as a result of developing the proposed Project. Therefore, the proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities; impacts resulting from the proposed Project would be less than significant.

Police protection?

Less-Than-Significant Impact. The City has contracted with the Ventura County Sheriff's Department for police services since 1964. The East County Police Services and the Thousand Oaks Police Department share a facility at 2101 East Olsen Road, approximately 10.4 miles northeast of the Project site. The joint Thousand Oaks Police Department and East County Police Services station performs various law enforcement, community policing, traffic enforcement, special event management, and investigative functions, as well as various administrative duties. This station is currently staffed with six full-time patrol cars and six 12-hour cars, which totals 12 cars staffed by 12 officers at heightened hours. Ventura County Sheriff's Department's average response time in Thousand Oaks is 2 to 3 minutes for "priority one" or emergency-related calls.

The proposed Project would consist of redevelopment of an existing industrial use; therefore, there would be no anticipated increase in City residents that would represent an increase in demand for police services within the City, nor would there be an anticipated increase in demand for police services such that existing staffing levels would be insufficient. Impacts resulting from the proposed Project would be less than significant.

Schools?

No Impact. The City is part of the Conejo Valley Unified School District, which includes 19 elementary schools, 7 middle schools, and 5 high schools. The Project site is within the attendance boundary of the following schools: Conejo Elementary School, Colina Middle School, and Westlake High School; therefore, the applicant will need to pay school fees to the Conejo Valley Unified School District, which would mitigate any impacts. The proposed Project consists of redevelopment of an existing industrial use, and there are no residential components. It is anticipated that the proposed Project would generate short-term, construction-related jobs, but that the workforce employed at the industrial facility would be local. Therefore, no impact on schools would occur.

Parks?

Less-Than-Significant Impact. Rancho Conejo Playfields is the closest park to the Project site, at a distance of 0.7 miles. Although there are no existing residential uses nor are there any proposed, it is possible that employees or those who may come to the proposed Project could use the park given its proximity to the site. Impacts to parks and open space as a result of Project implementation would be less than significant.

Other public facilities?

Less-Than-Significant Impact. Other public facilities and services provided within the City include library services and City administrative services. Library services within the City are provided by the Thousand Oaks Grant R. Brimhall Library, located at 1401 East Janss Road, approximately 1.88 miles northwest of the Project site. The Thousand Oaks Library also manages a Newbury Park Branch, located at 2331 Borchard Road in Newbury Park. It is possible the employees of the proposed Project would use the City's library services or visitors to the Project may use the library. Even if employees or visitors use the library, such usage would not overburden the current facilities. As such, impacts to other public facilities in the area would be less than significant.

Cumulative Impacts

Development and implementation of the proposed Project does not include existing residential uses, nor does it propose or include development of residential uses. The proposed Project would maintain the industrial use of the site. As such, the proposed Project would not significantly increase the need for fire or police protection services, would have no impact on schools, and less-than-significant impacts on other public facilities. Therefore, the proposed Project would not contribute incrementally to significant cumulative impacts related to public services, and the proposed Project's contribution to cumulative impacts related to public services would not be cumulatively considerable.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☐	☒	☐

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?

Less-Than-Significant Impact. Per the Open Space Element of the City General Plan, the City's open space system currently includes approximately 15,155 acres of natural open space, including 150 miles of public hiking, biking, and equestrian trails, and 1,658 acres of active open space (e.g., parks and golf courses) (City of Thousand Oaks 2013b). Another 1,137 acres of undeveloped lands feature important open space

resources and could be added to the system in the future. The Conejo Recreation and Park District operates and owns approximately 50 parks in the Conejo Valley (Conejo Recreation and Park District 2021). Rancho Conejo Playfields is the closest park to the Project site, at a distance of 0.7 miles. Additionally, the proposed Project would have fitness facilities on site that would be accessed by employees only. Nonetheless, employees of the proposed Project or visitors to the Project may use the park proximal to the site. Despite a potential increase in usage, the Project is not anticipated to generate a demand for recreational facilities that would affect City parkland ratios, nor would employee or visitor use increase deterioration of existing facilities that would require the construction or expansion of recreational facilities resulting in environmental impacts. Therefore, impacts would be less than significant.

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?

Less-Than-Significant Impact. The proposed Project includes the construction of a fitness facility that would be open only to employees, and there are no other recreational facilities proposed to be developed. Any potential environmental impacts related to construction and operation of these on-site recreational amenities are already accounted for in this IS/MND as part of the impact assessment conducted for the entirety of the Project. No adverse physical impacts beyond those already disclosed in this document would occur as a result of implementation of the Project's on-site recreational facilities. As described in Section 3.16(a), the proposed Project would not require construction or expansion of recreational facilities. Impacts would be less than significant.

Cumulative Impacts

The proposed Project does not include existing residential uses, nor does it propose or include development of residential uses. Although employees of the Project and/or any visitors may use the park proximal to the site, it is anticipated that this would be a small number of people. Therefore, a less-than-significant impact on recreational facilities would result. Therefore, the proposed Project's contribution to cumulative impacts to recreation would not be cumulatively considerable.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With 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) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due 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?	☐	☐	☒	☐

This section evaluates the potential transportation-related impacts of the Project, including the potential for the Project to conflict with a program, plan, ordinance, or policy addressing the circulation system, substantially increase hazards, or result in inadequate emergency access. The section also analyzes the potential impacts of the Project based on CEQA Guidelines Section 15064.3(b), which focuses on VMT for determining the significance of transportation impacts. Pursuant to SB 743, the focus of transportation analysis has changed from level of service (LOS), or vehicle delay, to VMT. The following analysis references information provided in the Rancho Conejo Boulevard Traffic Impact/Trip Generation Analysis Memorandum (included as Appendix E of this IS/MND).

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less-Than-Significant Impact. The Project would not conflict with applicable programs, plans, ordinances, or policies addressing the circulation system, as further discussed below. This includes the City General Plan (City of Thousand Oaks 2018); the City's Active Transportation Plan (ATP) (City of Thousand Oaks 2019); and the existing and proposed pedestrian, bicycle, and transit facilities and services in the study area.

City of Thousand Oaks General Plan

The Thousand Oaks General Plan provides a long-range comprehensive guide for the physical development of the City's planning area. The General Plan comprises a statement of goals and policies related to the community's development, and various elements that provide more detailed policies and standards in certain topic areas. Together, these serve as the foundation for guiding public and private activities related to the City's development. The following circulation policies within the General Plan are applicable to the Project (City of Thousand Oaks 2018):

- A mass transit system to provide City and area-wide circulation and meet community needs should be maintained and enhanced.
- A variety of transportation modes should be encouraged.
- A City-wide system of pedestrian and bicycle facilities that provide safe, continuous accessibility to all residential, commercial and industrial areas, to the trail system and to the scenic bike route system shall be provided and maintained.
- Local traffic should be moved through the City on arterial streets to protect collector and neighborhood streets from traffic impacts.
- Street improvements should focus on enhancing access to Thousand Oaks Boulevard, Moorpark Road, and other major arterials.

- The City shall balance vehicular circulation requirements with aesthetic, pedestrian, bicycle, and equestrian needs which affect the quality of life.

City of Thousand Oaks Active Transportation Plan

The ATP was developed to provide Thousand Oaks with planning guidance for non-motorized travel infrastructure improvements, programs, and policies that make multimodal transportation safer and more enjoyable. Additionally, the ATP seeks to educate and to promote active transportation to increase bicycling and walking throughout the City to reduce VMT and GHG emissions. The ATP does not include specific goals or policies, but includes recommendations for physical improvements to enhance bicycling and walking in the City (City of Thousand Oaks 2019).

Figure 16, Thousand Oaks Active Transportation Plan Proposed Bicycle Facilities, presents the existing and proposed bicycle facilities in the City. In the vicinity of the Project site, a Class II bike lane (on-street striped lane) is provided on Rancho Conejo Boulevard and Ventu Park Road, along the Project frontage. A Class II bike lane is also proposed on Lawrence Drive, between Rancho Conejo Boulevard and Hillcrest Drive, approximately 0.5 miles from the Project site (City of Thousand Oaks 2019).

The City is well-served by sidewalks, with relatively few gaps in the sidewalk network. Sidewalks are present along most of the roads in the vicinity of the Project site. Currently, there is no sidewalk on the west side of Rancho Conejo Boulevard, across the street from the Project site, between Anchor Court and approximately Lawrence Drive. The City's ATP proposes to construct a new sidewalk on this segment of Rancho Conejo Boulevard (City of Thousand Oaks 2019). Figure 17, Thousand Oaks Active Transportation Plan Proposed Pedestrian Facilities, presents the proposed pedestrian facilities in the City.

Transit Facilities

Public transportation in the City is provided primarily by Thousand Oaks Transit, the Ventura County Transportation Commission, the Los Angeles Department of Transportation Transit, and Metro. Locally, Thousand Oaks Transit includes five transit lines operating Monday through Saturday in various loops throughout the City (see Figure 18, Existing Transit Routes) (City of Thousand Oaks 2022). The Project site is served by Route 44 (Crosstown Route), which runs along Rancho Conejo Boulevard and Hillcrest Drive. Route 44 connects the Project site with the Transportation Center, Westlake, Westlake High School, the Oaks, and Newbury Park. The nearest bus stops to the Project site are located on the corner of Rancho Conejo Boulevard and Ventu Park Road. Route 40 also travels along Ventu Park Road, approximately 0.8 miles southeast of the Project site. Route 40 connects The Oaks, Newbury Park, and Newbury Park High School. Bus stops serving Route 40 are provided near the corner of Hillcrest Drive and Ventu Park Road. Both routes operate Monday through Friday from 6:00 a.m. to 7:00 p.m. and on Saturday from 8:00 a.m. to 7:00 p.m. (City of Thousand Oaks 2022).

Regional transit service is provided by Ventura County Transportation Commission's Routes 50–55 (U.S. Highway 101/State Route 23), which connect Ventura, Oxnard, Camarillo, Newbury Park, Thousand Oaks, and Warner Center. Routes 70–73X (East County) also connect Simi Valley, Moorpark, and Thousand Oaks (VCTC 2022a). Los Angeles Department of Transportation Transit's Commuter Express Route 422 provides service between Thousand Oaks, Agoura Hills, San Fernando Valley, and Hollywood (LADOT 2022), and Metro Route 161 provides service between Thousand Oaks and Canoga Park (Metro 2022).

East County Transit Alliance's CONNECT Senior and Americans with Disabilities Act (ADA) InterCity Dial-A-Ride Service is also offered by the Cities of Moorpark, Simi Valley, and Thousand Oaks, and the County of Ventura. CONNECT facilitates Dial-A-Ride travel between most of eastern Ventura County and connections to other transit providers such as Gold Coast Transit's GO ACCESS for Ventura County and LA Access Service for Los Angeles County.

Impact Analysis

The proposed Project would not conflict with the circulation policies within the City's General Plan or the City's ATP. The proposed Project would not alter the existing roadway network or hinder the City's ability to emphasize a diversity of transportation modes or choices. The Project would not include site improvements that would extend into the public right-of-way; interfere with existing public transit, bicycle, or pedestrian facilities; or impede the construction of new or the expansion of such existing facilities in the future. Site improvements would include bike racks and pedestrian pathways throughout the site consistent with both ADA and CALGreen requirements. All pedestrian areas within the Project site would meet ADA requirements and adhere to City design guidelines. Bicyclist and pedestrian safety would be maintained at existing levels in the area. The Project would not severely delay, impact, or reduce the service level of transit in the area. Therefore, the Project would not conflict with an applicable program, plan, ordinance, or policy addressing the performance of the circulation system, including public transit, roadway, bicycle, or pedestrian facilities. Impacts would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less-Than-Significant Impact. CEQA Guidelines Section 15064.3(b) focuses on the VMT metric for determining the significance of transportation impacts. The updates to the CEQA Guidelines required under SB 743 were approved on December 28, 2018. This methodology was required to be used statewide beginning July 1, 2020. As described below, the Project is screened from conducting a Project-specific VMT analysis, and impacts to VMT are presumed to be less than significant. As shown in Appendix A, Air Quality and Greenhouse Gas Emissions Modeling, the annual VMT attributable to the Project is expected to be 3,835,563 VMT per year.

Consistent with the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR 2018), the City developed the City's Administrative Policies and Procedures (City of Thousand Oaks 2020a), which establish an interim City-wide policy using VMT as the metric to measure transportation impacts from proposed development projects on a case-by-case basis. Per the City's policy, a project will be determined to have a less-than-significant impact, and no further transportation impact analysis will be required, if it meets either of the following screening criteria:

- **Trip Generation.** Any project that generates less than 100 PM peak hour trips based on the ITE 11th Edition Trip Generation Manual or most current edition published at the time the project application is submitted. Based on the trip generation analysis provided in the Rancho Conejo Boulevard Traffic Impact/Trip Generation Analysis Memorandum (Appendix E), the proposed Project would generate a net increase of 63 PM peak-hour trips. This assumes a trip credit is applied for the existing industrial building that is proposed to be demolished. Therefore, the Project meets the City's trip generation screening criterion because it generates less than 100 PM peak-hour trips.

- **Low VMT Area.** This criterion includes a map-based approach. Different sections of the City display different VMT characteristics based on land use and other factors. Areas where the General Plan favors intensification of development are generally areas of low average VMT. Based on a review of the Ventura County Transportation Model mapping tool (VCTC 2022b), the Project is not located in a low VMT area, and therefore cannot be screened using this criterion.

Based on the above criteria, the Project does not require a Project-specific VMT analysis, and would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b). Project impacts would be less than significant.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less-Than-Significant Impact. The Project would be subject to the City's standard design guidelines to regulate design through the General Plan and Zoning Ordinance to ensure compatible use. Access (ingress and egress) to the site would be provided from two existing driveways on Ventu Park Road and one driveway on Rancho Conejo Boulevard. There would be no changes to the existing access or off-site circulation on City roads. The developer would be responsible for on-site circulation improvements (driveways and internal drive aisles) and frontage improvements (e.g., landscape areas) along Ventu Park Road and Rancho Conejo Boulevard. These on-site and adjacent improvements would be designed in accordance with all applicable design standards set forth by the City, which were established to ensure safe and efficient vehicular circulation. In addition, the City reviews all site plans to ensure that adequate line-of-sight is provided at all driveways, making sure that no structures or landscaping blocks the views of vehicles entering and exiting a site. Public Works and Community Development Departments would review plans to ensure that any fences and/or gates added to the property would not block sight-distance lines, that adequate stacking distance is provided so vehicles do not back up into the public right-of-way, and that adequate turnaround space and/or operational plans are developed to ensure that vehicles are able to enter the public right-of-way in a forward-facing vehicle. As such, no sharp curves, dangerous intersections, or incompatible uses would be introduced by the Project. Therefore, impacts associated with hazardous design features or incompatible land uses would be less than significant.

d) Would the project result in inadequate emergency access?

Less-Than-Significant Impact. As discussed in Section 3.17(c), the Project site would be accessible through existing driveways on Ventu Park Road and Rancho Conejo Boulevard. No changes are proposed to the existing access, and the Project would not result in inadequate emergency access. Internal circulation would be designed and constructed to City and VCFD standards, and would comply with City and VCFD width, clearance, and turning-radius requirements. A ring road is proposed to provide full vehicular and fire truck access around the perimeter of the site. Vehicular gates are proposed at all three driveways, and would provide for public safety and emergency responder access using an approved key switch device in accordance with VCFD requirements. Any fences and/or gates added to the property would be reviewed by the Public Works and Community Development Departments to ensure that sight-distance lines are maintained. In addition, adequate stacking distance would be provided so vehicles do not back up into the public right-of-way, and adequate turnaround space and/or operational plans would be developed to ensure that vehicles are able to enter the public right-of-way in a forward-facing vehicle. Because the Project would comply with all applicable local requirements related to emergency vehicle access and circulation,

the Project would not result in inadequate emergency access. Therefore, impacts associated with inadequate emergency access would be less than significant.

Cumulative Impacts

Plan, Program, Ordinance, or Policy Addressing Circulation

As described in Section 3.17(a) and examined in Section 3.8, Greenhouse Gas Emissions, and Section 3.11, Land Use and Planning, the proposed Project is consistent with the City of Thousand Oaks General Plan and the City of Thousand Oaks ATP addressing the circulation system, and would not conflict with adopted policies, plans, or programs regarding public transit or bicycle or pedestrian facilities under cumulative conditions. Therefore, cumulative impacts related to a program, plan, ordinance, or policy related to addressing the circulation system would be less than significant.

CEQA Guidelines Section 15064.3(b)

The Project does not require a project-level VMT analysis because the Project would generate less than 100 PM peak-hour trips; therefore, the Project meets the City's trip generation screening criterion and would not contribute to a cumulatively considerable impact related to VMT.

Hazardous Design Features

As discussed above, there would be no changes to the existing site access or off-site circulation on City roads. The developer would be responsible for on-site circulation improvements (driveways and internal drive aisles) and frontage improvements (e.g., landscape areas) along Ventu Park Road and Rancho Conejo Boulevard. These on-site and adjacent improvements would be designed in accordance with all applicable design standards set forth by the City. Because the impacts related to Project access points and circulation are site specific, and would be less than significant, the Project would not contribute to cumulative impacts with respect to hazardous design features.

Emergency Access

As analyzed above, the Project would not result in inadequate emergency access, and Project impacts to emergency access would be less than significant. As with the proposed Project, driveways and/or circulation modifications proposed in the surrounding area would comply with applicable local, regional, state, and/or federal requirements related to emergency access and evacuation plans. Further, because modifications to access are largely confined to a project site, project-specific emergency access impacts would likely not impact other cumulative projects. Therefore, the Project's contributions to cumulative impacts would be less than significant.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With 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:				
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
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.	☐	☐	☐	☒

The evaluation of potential impacts to tribal cultural resources is based on the findings of a cultural resources assessment conducted by Dudek in 2022. Tribal outreach and consultation were conducted pursuant to AB 52. Background research conducted to inform this analysis included ethnographic research, archival research, and CHRIS database records search, all of which are briefly summarized in this section and more fully summarized in Section 3.5, Cultural Resources. To date, no tribal cultural resource has been identified within or immediately surrounding the Project site.

Existing Setting – Ethnohistoric

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the region come predominantly from European colonizers. These short, and generally peripheral, accounts were predominantly prepared with the direct or indirect purpose of furthering colonial and economic aims and should not be viewed as unbiased descriptions of Native American groups. Although the establishment of the missions in the region resulted in more documentation of Native American communities, these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; White 1963).

The principal intent of these early researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. Although many

informants for early ethnographies provided first-hand knowledge about native life before European contact, the majority of the informants were born many years post-contact and were therefore relying on secondary or tertiary sources on indigenous lifeways, experiences, and culture (Heizer and Nissen 1973). As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, because considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California.

Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the California–Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007). The Project site is located within territory attributed to the Ventureño Chumash, less than 6 miles west of the currently understood Fernandeño territory (Golla 2011) and approximately 30 miles east of currently understood Barbareño Chumash territory (Golla 2011). The position of the Project site likely led to increased interaction between the two groups, conceivably realized through trade, intermarriage, or other means (Golla 2011). It is important to acknowledge that territorial borders of the local Native American groups are currently understood through limited information and that it is likely they were implicitly used in prehistoric times, employing different social constructual lenses than those that exist today. A brief ethnographic summary of the Ventureño Chumash is provided below.

Ventureño Chumash

The Project site was occupied by speakers of Ventureño Chumash, a variety of Central Chumash spoken within the eastern third of the Central Chumash territory encompassing the area from Santa Maria in the north, Malibu in the south, the Pacific Ocean to the west, to Kern County to the east. The Central Chumash language includes three other linguistic-geographic entities, Purisemeño, Inezeño, and Barbareño, and is itself a subset of the larger Chumash language group, which contains two other linguistic-geographic entities, Obispeño and Island Chumash. Chumash was formerly considered a Hokan language but is now thought of as a distinct language group (Golla 2011). Central Chumash linguistic-geographic entities are a result of the mission-era restructuring of the dialect continuum within the region, and all share a phonological and grammatical system (Golla 2011). Ventureño Chumash includes several dialytic entities, including Ventura, Mugu, Malibu, Matilija, Castac, Interior Ventureño, Vayetano, and El Conejo. The language variety associated with the Project site was El Conejo (Golla 2011).

The area inhabited by the Ventureño Chumash extended from the west of modern-day City of Ventura throughout the Oxnard Plains, the Santa Monica Mountains, and the Conejo Valley, and south along the coast to Point Dume. The neighboring Native American groups were the Barbareño Chumash to the west, the Tongva to the east, and the Tataviam to the north (Golla 2007; Moratto 1984). The diverse ecological environment and plentiful resources in the area put the Ventureño Chumash in a position to facilitate complex trade networks with island Chumash, as well as their Barbareño, Tongva, and Tataviam neighbors (Grant 1978).

The earliest European visits to the Chumash region began with the expeditions of Cabrillo, Vizcaíno, and other naval explorers to the Southern California coast in the 1500s. The first land expedition through the study area occurred in AD 1769 when Gaspar de Portolá led an overland expedition from the newly established settlement at San Diego to San Francisco Bay. Ventureño place names were recorded very early on due to Spanish exploration throughout Alta California. The Spaniards first arrived in the study area in 1542 near the village of Šišolop, present-day Ventura. In 1762, members of the Portolá expedition traveled through the study area and noted that their residential structures resembled those of the nearby Tongva and were rectangular and covered with mats made of natural plant materials. One difference noted by the explorer and his companions was the multitude of artifact types existent along the coast. The rectangular residential structural form was later determined to be associated with

small, inland villages. The Portolá expedition eventually made its way to Šišolop, where they noted the presence of 30 large residential structures and 15 canoe-like watercraft being used by the inhabitants where Mission San Buenaventura would eventually be established in 1783 (Heizer 1978). Large, permanent Chumash villages, such as Šišolop, were noted to contain hemispherical dwellings covered by grass or tule mats arranged in close proximity to one another. These were described as "spacious and fairly comfortable" by the Spanish, with light coming in through the top hole where smoke could also exit. Residences were usually very large (15 meters [50 feet] in diameter) and "able to lodge 60 persons and more without hindrance" (Brown 2001).

The villages also contained storehouses, one or more subterranean sweat lodges, and a semi-circular dance ground and associated sacred ceremonial enclosure, with a nearby game field surrounded by low walls. Satellite gathering or processing areas include earth ovens used to roast yucca and other foods, rock shelters, quarries, and bedrock mortars for processing acorns and similar plant resources (King 1994). Each Chumash village had a formal cemetery, generally separate from the village proper. Ethnographic records indicate that cemeteries were marked by tall painted poles and frequently had an entrance area where ceremonies were performed. Within the cemetery, stone, wood, or bone markers identified burial sites.

Chumash subsistence varied between coastal and inland resources, but like many indigenous Californian groups, the acorn was a dietary staple, especially for Chumash peoples residing inland without immediate access to marine resources. Acorns were harvested in the autumn and stored in the villages, where they were ground to a meal, leached, and then cooked daily. In addition to acorns—mainly from the coast live oak—other nuts, such as pine nuts and walnuts, were collected. Chumash diet also included cattail roots, fruits and pads from *Opuntia* cactus, and bulbs and tubers of plants such as amole (Miller 1988). Yucca stalks were harvested and roasted, and the buds and flowers were also gathered. Staples included small hard seeds of several annual and perennial plants such as grass, chia and other sages, and buckwheat. Seasonal resources included berries (blackberry, elderberry, grape, madrone, laurel, wild cherry), mushrooms, and cress.

The Ventureño region was well populated at the time of Portolá's expeditions, particularly in proximity to water sources such as rivers, creeks, and tributaries, and along the coast. King (1969) located 41 settlements within the Ventureño territory and estimated that the population was between 2,500 and 4,200 in 1770. Many modern towns took their names from Ventureño Chumash place names, such as matilja (Maticoyu), kayewaš (Calleguas), šimiyi (Simi), and muwu (Mugu) (Heizer 1978). Archaeological investigations in the area indicate that coastal settlements a have much higher quantity of material culture and that there is a direct relationship between proximity to the coast and the amount of material culture within a site. Additionally, excavations have indicated that inland sites have tools of a generally lower quality than those produced on the coast (Heizer 1978).

The protohistoric culture of the Chumash was terminated by the arrival of a Spanish expedition led by Portolá in 1769. Chumash culture changed dramatically with the establishment of the Missions of San Buenaventura and San Fernando Rey de España. The San Buenaventura Mission was established in 1782 near the sizable village of 'lt'quanaqa'n, which is estimated to have had approximately 500 inhabitants.

With the secularization of mission lands after 1834, traditional Chumash lands were distributed among grants to private owners. Only in the area of Mission Santa Barbara and Mission San Fernando del Rey were several small ranchos granted to neophytes of these missions, providing a secure home and gardens for a few people. Most Chumash managed to maintain a presence in the study area into the early twentieth century as cowboys, farm hands, and town laborers. The Catholic Church provided some land near Mission Santa Ynez for ex-neophytes. This land near Mission Santa Ynez was eventually deeded to the U.S. government in 1901 as a 127-acre reservation. This is the sole Chumash reservation, with a recent enrollment of 249 residents and 97 homes (SYBCI 2009). Since

the 1970s, Chumash descendants living in the City of Santa Barbara and the rural areas of San Luis Obispo, Santa Barbara, and Ventura Counties have formed social and political organizations to aid in cultural revitalization, to protect sacred areas and archaeological sites, and to petition for federal recognition. Today, the Santa Ynez Band of Chumash Indians is the only federally recognized Chumash tribe.

Regulatory Framework

Assembly Bill 52

AB 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that tribal cultural resources must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. PRC Section 21074 describes a tribal cultural resource as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe. A tribal cultural resource is as follows:

- On the CRHR or a local historic register
- Eligible for the CRHR or a local historic register
- 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 PRC Section 5024.1

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with a project area, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, MND, or environmental impact report.

Section 1(a)(9) of AB 52 establishes that "a substantial adverse change to a tribal cultural resource has a significant effect on the environment." Effects on tribal cultural resources should be considered under CEQA. Section 6 of AB 52 adds PRC Section 21080.3.2, which states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource." Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the Mitigation Monitoring and Reporting Program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

Assembly Bill 52 Outreach/Consultation

The Project is subject to compliance with AB 52 (PRC Section 21074), which requires consideration of impacts to tribal cultural resources as part of the CEQA process, and requires that the lead agency provide tribes that have requested notification with early notice of the proposed Project and, if requested, consultation to inform the CEQA process with respect to tribal cultural resources. No California Native American tribes have requested notification for projects within the City's jurisdiction. As such, no notification letters pursuant to AB 52 were sent, and no tribal cultural resources were identified as a result of the AB 52 tribal outreach/consultation process.

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)?

Less-Than-Significant Impact. A CHRIS records search and a pedestrian survey were conducted to assess the potential cultural sensitivity of the Project site. The CHRIS records search results indicated that no cultural resources have been identified within the Project site. Additionally, no cultural resources were identified as a result of the pedestrian survey. Therefore, no cultural resources listed or eligible for listing in the CRHR or in a local register of historical resources as defined in PRC Section 5020.1(k) were identified within the Project site as a result of previous or the current investigation. Therefore, the Project would not adversely affect tribal cultural resources that are listed or eligible for listing in the CRHR or in a local register of historical resources as defined in PRC Section 5020.1(k). Impacts would be less than significant.

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.

No Impact. No California Native American tribes have requested notification for projects within the City's jurisdiction. As such, no notification letters pursuant to AB 52 were sent, and no tribal cultural resources were identified as a result of the AB 52 tribal outreach/consultation process. Therefore, no information has been revealed to demonstrate that the Project would adversely affect a resource that is considered significant to a California Native American tribe, and no impact would occur.

Cumulative Impacts

Cumulative impacts on tribal cultural resources consider whether impacts of a proposed project, together with related projects identified within the vicinity of the project site, when taken as a whole, substantially diminish the number of tribal cultural resources within the same or similar context. As discussed in this section, there are no known tribal cultural resources located within the Project site or immediate surrounding area. Therefore, the Project site is not known to be part of an existing or known grouping of tribal cultural resources that would be impacted as part of the cumulative impacts of other projects. Because impacts to tribal cultural resources, if any exist, tend to be site-specific and not cumulative in nature, the Project would not result in a cumulatively considerable impact to tribal cultural resources.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With 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?	☐	☒	☐	☐

a) Would the project 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?

Less-Than-Significant Impact. The proposed Project would redevelop the Project site with four buildings totaling 351,164 square feet (a net increase of 183,689 square feet) flanking a central courtyard and surrounded by a surface parking lot with a total of 854 parking spaces and associated landscaping, lighting, emergency generators, and infrastructure improvements. The buildings are targeting a LEED Silver certification. A one-story amenity building (25,840 square feet) would include a 5,300-square-foot restaurant and lounge open to the public, and the remainder of the building would include conference rooms and a fitness center open only to employees. Three two-story lab/office buildings, totaling 325,324 square feet (Building A: 130,426 square feet; Building B: 67,726 square feet; Building C: 127,172 square feet), would consist of approximately 40% office and 60% lab uses, with common lobbies, restrooms, and loading areas.

The proposed Project would increase the intensity of uses on the Project site and would likely result in increased water use over the previous use given the net increase of 183,689 square feet of new building space. According to the applicant submittal, the estimated water use would be 3,864,800 gallons per year (11.87 acre-feet per year [AFY]), composed of 1,619,800 gallons per year (4.9 AFY) for domestic use and 2,245,000 gallons per year (6.89 AFY) for lab usage. The proposed Project would not require construction of on-site potable water treatment facilities. Project construction would result in temporary increases in water use on the Project site because water would be required for dust control, concrete mixing, and other uses. The City is currently in water Level 4 (out of 5), and therefore the following measure is in place for dust suppression: Potable water use for dust suppression is prohibited unless approved through a City waiver (https://www.toakswater.org/conservationstages). The Project would use reclaimed water for construction purposes or receive a City waiver.

The Project site is within the boundaries of Cal-Am. According to Cal-Am's 2020 Urban Water Management Plan, it has 20,545 connections and 18,559 AFY of supply. Actual water use was 14,647 acre-feet in 2020. The reliable quantities of projected water supply for 2021 and 2025 are 10,474 AFY and 10,691 AFY, respectively (Cal-Am 2021). These water supply estimates are conservative and reflect the conditions during a 5-year drought to capture potential future drought conditions. As estimated above, the Project would consume approximately 10,588 gallons per day, or 3,864,800 gallons per year (11.87 AFY).

Because the Project is redevelopment and not a new use, water consumption at the site was included in the Cal-Am 2020 Urban Water Management Plan, and therefore considered in the water supply for 2021 and 2025. Cal-Am has indicated that its current and projected water supplies will be impacted by the current drought (Cal-Am 2021). Calleguas Municipal Water District is requiring Cal-Am to assume severe reductions in demand for the Annual Water Supply Assessment. Available supply would be 4,126.8 acre-feet for July 2022–June 2023, and this depends on implementation of Metropolitan Water District's Emergency Water Conservation Plan. The Project would also be developed in compliance with CALGreen, which requires water-efficient appliances and fixtures, thereby ensuring efficient use of water at the Project site. Furthermore, the proposed Project is targeting LEED Silver certification. For these reasons, the Project would not require or result in the construction of new water facilities beyond the proposed water lines and connections within the Project site and its immediately adjacent street frontages. Further, the Project would be required to pay water connection fees. Providers would use these fees, at least in part, to fund projects and programs necessary to meet their regulatory obligation with respect to treatment requirements, treatment capacity, and supply reliability. For these reasons, the proposed Project would not require or result in the construction or expansion of water facilities.

Wastewater

The Project site is in an urban area with existing wastewater infrastructure. The City currently serves the wastewater needs of the Project site, and would continue to serve the proposed Project. According to the City's Wastewater Service Availability Letter for the proposed Project (May 23, 2022), which is on file with the City of Thousand Oaks, the Public Works Department states that there is an existing 8-inch-diameter City wastewater main fronting the subject property in Ventu Park Road, and an existing 8-inch-diameter on-site lateral connected to the main. As such, the proposed Project would tie into the existing infrastructure (with an applicable standardized fee). Any improvements to connect the Project to wastewater lines would be within the existing developed area on and surrounding the Project site and would not cause significant environmental effects outside of those analyzed throughout this IS/MND. The proposed Project would not

require construction of wastewater treatment facilities. Furthermore, the City attests that the wastewater system has sufficient capacity to serve the proposed Project.

Project construction would result in temporary production of wastewater. Wastewater generated during construction of the proposed Project would be minimal, consisting of portable toilet waste generated by construction workers. All wastewater generated in portable toilets would be collected by a permitted portable toilet waste hauler and appropriately disposed of at an identified liquid-disposal station. Therefore, construction or expansion of water or wastewater facilities would not be required for construction of the proposed Project.

The City uses the Hill Canyon Wastewater Treatment Plant for wastewater treatment. The City serves approximately 38,000 wastewater customers and 17,000 potable water customers. The Hill Canyon Wastewater Treatment Plant discharges a daily average of 8 million gallons per day of reclaimed water and has the capacity to treat 14 million gallons per day, leaving an available capacity of approximately 6 million gallons per day (City of Thousand Oaks 2021). Based on the capacities of the Hill Canyon Wastewater Treatment Plant, the wastewater generated during operation of the proposed Project would be nominal. As such, the proposed Project would not exceed current capacities of the wastewater treatment system and would not significantly impact existing wastewater treatment systems such that new facilities would be required. Further, the Project would be required to pay sewer connection fees. Providers would use these fees, at least in part, to fund projects and programs necessary to meet their regulatory obligations with respect to treatment requirements and treatment capacity. For these reasons, the proposed Project would not require or result in the construction or expansion of wastewater facilities.

Stormwater

As stated in Section 3.10, Hydrology and Water Quality, construction of the proposed Project would result in ground surface disruption during grading and excavation, temporarily altering the stormwater drainage pattern of the Project site. Because the site is currently developed, the Project would not substantially increase the rate or amount of surface runoff, and post-construction runoff would not exceed the capacity of existing or planned stormwater drainage systems. In addition, the Project would be required to implement LID features to reduce water quality impacts during Project operations, such as oil and grease from parking areas, in accordance with the Ventura County Stormwater Manual (Geosyntec Consultants 2018). Incorporation of LID features and compliance with County of Ventura stormwater regulations would reduce the peak volume of stormwater runoff discharged into the City's storm drain system, and would ensure that stormwater is retained on site to the extent feasible. As such, the proposed Project would not require the construction or expansion of off-site stormwater drainage facilities because the Project would not contribute a substantial amount of new stormwater runoff relative to existing conditions.

Electric Power

The proposed Project would be connected to existing SCE electricity utility infrastructure that serves the Project site and area. As stated in Section 3.6, Energy, of this IS/MND, temporary electric power used during construction would be provided by SCE. The electricity used for construction activities would be temporary and would have a negligible contribution to the Project's overall electricity consumption. Operations for the Project would involve energy consumption for multiple purposes including building heating and cooling, lighting, and electronics, as well as parking lot lighting. The proposed Project would result in a negligible to minor increase in electricity demand in the context of regional electricity demand. Furthermore, the proposed Project aims to be

LEED Silver certified, and would be energy efficient through efficient lighting, efficient water usage, and optimized energy performance and controls per CALGreen requirements. For these reasons, the proposed Project would not necessitate or result in new or expanded electric power facilities.

Natural Gas

Natural gas would be provided by Southern California Gas Company. Construction of the proposed Project is not anticipated to use natural gas. Natural gas consumption during operation would be required for various purposes, including building and water heating. The proposed Project would connect to existing natural gas lines for operational use. Additionally, coordination with Southern California Gas Company would be required to connect to existing natural gas lines within the Project site. Connection to existing utilities is considered part of the proposed Project and is analyzed in this IS/MND for potential environmental effects.

As substantiated throughout this IS/MND, no significant adverse environmental effects would occur as a result of the proposed Project. The proposed Project is also subject to statewide mandatory energy requirements as outlined in CCR Title 24, Part 6. CCR Title 24, Part 11, contains additional energy measures that are applicable to the proposed Project under CALGreen. Compliance with modern efficiency standards would likely mean that the Project would require less energy than other buildings in the surrounding area. For these reasons, the proposed Project is not expected to require substantial amounts of energy such that new or expanded natural gas facilities are required.

Telecommunications

The Project site is located in area with existing telecommunications facilities and access to regional telecommunications infrastructure, because the site is located in a developed area. Connections to existing infrastructure would be made during construction and are considered part of this Project. As such, impacts of such connections have been analyzed for their effects in this IS/MND. As demonstrated throughout this document, significant environmental impacts would not result from the proposed Project. During Project operation, existing local telecommunication maintenance and operations groups would continue to ensure that telecommunication services reach the Project site and the City. As such, the proposed Project is not expected to require construction, expansion, or relocation of telecommunications facilities.

Conclusion

In summary, due to the urbanized nature of the Project area, utilities are available. The proposed Project would include connection to these existing utilities but, as explained above, is not expected to involve new construction, expansion, or relocation of utility infrastructure outside of the Project site and the immediately adjacent street frontages. The connections required for the Project are included as part of the Project and have thus been analyzed for environmental effects in this IS/MND. As demonstrated herein, the proposed Project is not expected to result in significant unavoidable impacts on the environment. Impacts would, therefore, be less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less-Than-Significant Impact. As discussed in Section 3.19(a), the Project site is within the boundaries of Cal-Am. According to the Cal-Am's Urban Water Management Plan, it has 20,545 connections and 18,559 AFY of supply. Actual water use was 14,647 acre-feet in 2020. These water supply estimates are conservative and reflect the conditions during a 5-year drought to capture potential future drought conditions (Cal-Am 2021). As estimated, the Project would consume approximately 10,588 gallons per day, or 3,864,800 gallons per year (11.87 AFY).

Because the Project is a redevelopment project and not a new use, water consumption at the site was included in the 2020 Urban Water Management Plan; therefore, it has been considered in the water supply for 2021 and 2025. Cal-Am has indicated that its current and projected water supplies will be impacted by the current drought (Cal-Am 2021). Calleguas Municipal Water District is requiring Cal-Am to assume severe reductions in demand for the Annual Water Supply Assessment. Available supply would be 4,126.8 acre-feet for July 2022–June 2023, and this depends on implementation of Metropolitan Water District's Emergency Water Conservation Plan. The Project would also be developed in compliance with CALGreen (which requires water-efficient appliances and fixtures), thereby ensuring efficient use of water at the Project site. Furthermore, the proposed Project is targeting LEED Silver certification. For these reasons, the Project would not require or result in the construction of new water facilities, beyond the proposed water lines and connections within the Project site and its immediately adjacent street frontages. Further, the Project applicant would be required to pay water connection fees. Providers would use these fees, at least in part, to fund projects and programs necessary to meet their regulatory obligation with respect to treatment requirements, treatment capacity, and supply reliability. For these reasons, the proposed Project would not require or result in the construction or expansion of water facilities, and impacts would be less than significant.

c) Would the project 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?

Less-Than-Significant Impact. As previously discussed in Section 3.19(a), the proposed Project would consist of redevelopment, and there is current wastewater service to the site. According to the City's Wastewater Service Availability Letter for the proposed Project (May 23, 2022), the Public Works Department states that there is an existing 8-inch-diameter City wastewater main fronting the subject property in Ventu Park Road and an existing 8-inch-diameter on-site lateral connected to the main, such that the proposed Project would tie into the existing infrastructure (with an applicable fee). The proposed Project would not require construction of wastewater treatment facilities. Furthermore, the City attests that the wastewater system has sufficient capacity to serve the proposed Project. Impacts would be less than significant.

d) Would the project 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?

Less-Than-Significant Impact. It is anticipated that the majority of solid waste disposal would be provided by the Simi Valley Landfill and Recycling Center (SVLRC), and recycling would be taken to the Athens Sun Valley Recycling Material Recovery Facility. Organics and construction materials would be taken to Crown

Material Recovery Facility in Sun Valley. The SVLRC provides safe and convenient non-hazardous disposal and recycling services for communities, businesses, and industries in Ventura County.

The SVLRC consists of 887 acres and is permitted to accept up to 3,000 tons per day of refuse and can accept 6,250 tons of recyclable materials. The SVLRC is anticipated to cease operation in 2063 and has more than 40 years of projected life remaining (Waste Management 2021). As of January 2019, the SVLRC has a total remaining capacity of 82,954,873 tons (CalRecycle 2021; Waste Management 2021). In 2019, the City generated 109,135.59 tons of solid waste, with a target disposal rate of 7.50 pounds per person per day. The City met the target disposal rate, generating approximately 4.4 pounds per person per day (CalRecycle 2019). The solid waste that is anticipated to be produced by the proposed Project each year would be similar to the previous use by Amgen because they are both life-science facilities of similar size. In communication with the City on this Project, Athens Sun Valley provided the City with the following waste stream information: 40 yards of compost, 250 yards of trash and 40 yard trash pallets, 80 yards of cardboard, 40 yards of wood, and 80 yards of recycling per year. Further, the Project would be required to comply with the City's Construction and Demolition Waste Management Ordinance (Thousand Oaks Municipal Code Chapter 3, Ordinance No. 1639-NS), which aims to reduce landfill-bound construction waste by requiring applicants undertaking certain projects to divert, recycle, and/or salvage for reuse a minimum percentage (by weight) of waste materials generated during project construction and demolition. The City's Construction and Demolition Waste Management Ordinance incorporates CALGreen diversion requirements, goals, and policies. The Project would not generate solid waste in excess of state or local standards; would comply with all federal, state, and local management statutes and regulations; and would be required to participate in the City diversion requirements. Therefore, impacts would be less than significant.

e) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less-Than-Significant Impact with Mitigation Incorporated. The proposed Project would be required to comply with all applicable federal, state, and local agency regulations related to solid waste, including AB 939, the Integrated Waste Management Act of 1989; AB 341, the Commercial Recycling Bill; and AB 1826, which pertains to mandatory organics recycling. These regulations set the goal of 75% recycling, composting, and source reduction of solid waste by 2020. Waste generated by the proposed Project would enter the City's waste stream, but would not adversely affect the City's ability to meet AB 939, AB 341, or AB 1826. In compliance with CALGreen and the City's Construction and Demolition Debris Recycling Ordinance (No. 1639-NS), construction projects that are new construction of permitted structures, demolition of permitted structures, and/or additions or alterations to residential buildings are required to divert a minimum of 65% of construction and demolition waste from landfill disposal through recycling or re-use. To ensure that all projects in the City are compliant, building permit applicants must submit a waste management plan for approval before receiving a permit and submit a report at the time of final inspection of the project. To ensure that Project operation complies with federal, state, and local management and reduction, implementation of a waste management plan for activities associated with Project construction and operation is recommended. With implementation of **MM-UTL-1**, the Project would comply with all federal, state, and local management statutes and regulations, and impacts would be less than significant.

MM-UTL-1 Prior to the final building and zoning inspections of the development, the property owner/developer shall submit Project plans and a Solid Waste Management Plan to the City of Thousand Oaks Public Works Department for review and approval to ensure that the plans comply with Assembly Bill 939, the Solid Waste Reduction Act of 1989, and the

Construction and Demolition Debris Recycling Ordinance as administered by the City of Thousand Oaks to the maximum extent feasible. Implementation of said plans shall commence upon occupancy and shall remain in full effect as required by the City Public Works Department and may include, at its discretion, the following plan components:

- Detailing the locations and design of on-site recycling facilities.
- Participating in a recycling program as may be developed by the City or governing agency.

Cumulative Impacts

As analyzed, with implementation of required standards, drought measures, and conditions of approval, the proposed Project would have less-than-significant impacts to utilities and service systems. Accordingly, the proposed Project would not contribute incrementally to cumulative impacts, nor would it have an incremental contribution to utilities and service systems that would be cumulatively considerable.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands 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 factors, 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 or maintenance 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?	☐	☐	☒	☐

The Project site is located in the City of Thousand Oaks in the Conejo Valley. Although it is a suburban area, Thousand Oaks has extensive areas of land that are considered fire hazard areas. The region's climate, periods of drought, extreme fire weather, vegetative fuel composition, and steep and varied terrain make it susceptible to

wildland fires. The shrub and chaparral vegetation communities found throughout the Thousand Oaks area are adapted to seasonal fires and provide a natural source of vegetative fuel. Weather throughout Southern California is influenced by the Pacific Ocean; wet winters and dry summers with mild seasonal changes characterize the Southern California climate. This climate pattern is occasionally interrupted by extreme periods of hot weather, winter storms, or dry, easterly Santa Ana winds. Santa Ana winds bring hot, dry desert air from the east into the region during late summer and fall, which increases wildland fire hazards during these seasons. Dry vegetation, low humidity, and high air temperature can combine to produce large-scale fire events.

Based on fire hazard mapping conducted by CAL FIRE, the Project site is not located in a VHFHSZ; however, the nearest VHFHSZ is approximately 500 feet north of the Project site (CAL FIRE 2010, 2022). Figure 10 in the City of Thousand Oaks General Plan Safety Element also identifies VHFHSZs within the City (City of Thousand Oaks 2014).

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less-Than-Significant Impact. The City of Thousand Oaks Emergency Operations Plan was originally adopted on May 27, 2008, and has since updated to the most recent 2020 Emergency Operations Plan (City of Thousand Oaks 2014, 2020b), which is pending approval and adoption. The Emergency Operations Plan provides emergency guidelines for responding to disasters, including wildfire. Emergency response is managed from the Emergency Operations Center, located at City Hall, 2100 Thousand Oaks Boulevard. If the Emergency Operations Center is damaged or inaccessible in an emergency, an alternative Emergency Operations Center would be identified.

In the event of an emergency requiring evacuation, the Ventura County Sheriff's Department (or if delayed, the Public Works Director) is responsible for coordinating evacuation. Evacuation routes are determined for each emergency based on the nature of the event and the location of evacuation shelters. Major evacuation routes are shown in Figure 11 of the General Plan Safety Element (City of Thousand Oaks 2014). The nearest major evacuation route to the Project site is U.S. Highway 101.

VCFD provides fire prevention and suppression services for the City and adjacent unincorporated areas (City of Thousand Oaks 2014). VCFD Station 35 is the nearest to the Project site, located a traveling distance of approximately 0.9 miles south of the Project site, at 751 Mitchell Road. Fire Station 30 is the second closest to the Project site, located a traveling distance of approximately 3.1 miles east of the Project site at 325 West Hillcrest Drive.

As discussed in Section 3.17, Transportation, the Project site would be accessible through existing driveways on Ventu Park Road and Rancho Conejo Boulevard. No changes are proposed to the existing access, and the Project would not result in inadequate emergency access. Internal circulation would be designed and constructed to City and VCFD standards. A ring road is proposed to provide full vehicular and fire truck access around the perimeter of the site. Vehicular gates are proposed at all three driveways and would provide for public safety and emergency responder access using an approved key switch device, in accordance with VCFD requirements. On-site circulation improvements (driveways and internal drive aisles) and utility connections would be designed in accordance with all applicable design standards set forth by the City, which were established to ensure safe and efficient vehicular circulation

and emergency access. Internal circulation would comply with City and VCFD width, clearance, and turning-radius requirements for fire apparatus access (Ventura County Fire Protection District Ordinance Number 29). Because the Project would comply with all applicable local requirements related to emergency vehicle access and circulation, and would not result in closure or blockage of external City roads, the Project would not impair an emergency response plan or evacuation plan, and impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less-Than-Significant Impact with Mitigation Incorporated. The Project site's elevations range from 712.5 feet amsl to 663.6 feet amsl. Average wind speeds and prevailing wind direction in the City vary throughout the year. Additionally, actual wind speeds are influenced by topography, which influences fire risk by affecting fire spread rates. Typically, steep terrain results in faster fire spread upslope and slower spread downslope. Terrain that forms a funneling effect—such as chimneys, chutes, or saddles—on the landscape can result in especially intense fire behavior, including faster spread and higher intensity. Conversely, flat terrain tends to have little effect on fire spread, resulting in fires that are driven by vegetation and wind. The windier part of the year lasts from approximately November to May, with average wind speeds of more than 7.1 miles per hour. The calmer time of year lasts from approximately May to November. The wind flows most often from the west from March through October. The wind flows most often from the north from October through March (WeatherSpark 2022).

The Project site does not contain slopes or prevailing winds typical of exacerbating wildfire risk. However, the Project site and surrounding area are subject to the periodic extreme fire weather conditions that occur throughout Ventura County. Santa Ana winds are warm winds that flow from the higher desert elevations in the north through the mountain passes and canyons. As they converge through the canyons, their velocity increases. Consequently, peak velocities are highest at the mouths of canyons and dissipate as they spread across valley floors. Santa Ana winds generally coincide with the regional drought period and the period of highest fire danger. As such, the Project site may be subject to strong winds, such as Santa Ana winds.

Under existing conditions, the Project site is developed with three two-story buildings and associated parking lots, hardscape, and landscape areas. The Project site is dominated by urban/developed and landscape plantings, with some native habitats. Dominant plant species include non-native ornamental plant species within the landscaped areas of the industrial park portions of the Project site, and California sagebrush, deer weed, and California brittle bush along the northern and eastern slopes. Native habitats in the north and east are isolated from larger wildland areas and are surrounded by development. Signs of vegetation maintenance and/or removal were observed during site surveys conducted as part of the Biological Resources Assessment for the Project, including vegetation removal (mowing or weed whipping) and encroachment from landscaping maintenance (Appendix B1).

The Project would involve demolition of the existing buildings and construction of a one-story amenity building and three two-story lab/office buildings with surface parking lots and a central arboretum featuring large open spaces, walking paths, seating areas, dining areas, an

amphitheater, a stormwater detention basin, and associated landscaping. Project landscaping would be maintained and irrigated, and the Project would be developed according to the 2019 California Building Code and the California Fire Code, or the current edition at the time the Project is permitted and developed, as amended by the Ventura County Fire Code (Ventura County Municipal Code Section 5111, Ordinance No. 31). These codes include provisions for building materials, vegetation clearance, and defensible space for fire prevention and safety. Additionally, per **MM-WF-1**, the Project landscaping plan would be reviewed by VCFD, and the use of highly flammable plants would be prohibited.

The Project would involve redevelopment of a previously developed site and would not result in the introduction of people or structures into a fire hazard zone. Additionally, the Project would not be constructed near continuous fuel beds that could facilitate the spread of a wildfire on or off site. The Project would introduce new vegetation and landscaping onto the Project site, which would be fully irrigated. Landscape plans would be reviewed by VCFD, and highly flammable plants would be prohibited in landscape design (per **MM-WF-1**). Due to Project characteristics and the surrounding developed land, the Project is not anticipated to significantly alter the existing fire environment or exacerbate fire risk, and landscaping would consist of a fire-resistant plant palette with implementation of **MM-WF-1**; therefore, impacts would be less than significant with mitigation incorporated.

MM-WF-1 Prior to issuance of building permits, final landscape plans shall be submitted to the Ventura County Fire Department (VCFD) for review and approval. The Project landscape plant palette shall not contain plants listed on VCFD Guideline 410, Prohibited Plant List. Project landscaping shall be regularly maintained and kept clear of flammable material, including, but not limited to, refuse (trash), leaf litter, and dry vegetation.

c) Would the project require the installation or maintenance 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?

Less-Than-Significant Impact. The proposed Project would not result in the installation of fuel breaks, emergency water sources, or new power lines. The proposed Project would include the demolition of existing development and the construction of four industrial buildings. Infrastructure such as parking lots, walkways, fire hydrants, and utilities already exists on the Project site and would not be required during construction. In addition, the Project would include a ring road around the perimeter of the site that would be devoid of vegetation to protect the structures from fires. Also, all building activities must comply with fire protection and prevention requirements specified by the California Code of Regulations and the California Occupational Safety and Health Administration. This includes various measures, such as easy accessibility of firefighting equipment, proper storage of combustible liquids, no smoking in service and refueling areas, and worker training for firefighter extinguisher use. As such, impacts would be less than significant.

Less-Than-Significant Impact. The Project would use existing roads and connect to existing utilities, and would not require the installation or maintenance of associated infrastructure. The Project would not include off-site improvements to roads or other infrastructure. The proposed Project would connect to existing utilities and, as discussed in Section 3.19, Utilities and Service Systems, is not expected to involve new construction, expansion, or relocation of utility

infrastructure outside of the Project site and the immediately adjacent street frontages. The connections required for the Project are included as part of the Project design, and have thus been analyzed for environmental effects in this IS/MND. As demonstrated herein, the proposed Project is not expected to result in significant, unavoidable impacts on the environment or exacerbated wildfire risk associated with the installation or maintenance of associated infrastructure. Impacts would be less than significant.

d) Would the project 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?

Less-Than-Significant Impact. The Project site is not located in an area that is subject to significant risks associated with flooding or landslides, as discussed in Section 3.7, Geology and Soils, and Section 3.10, Hydrology and Water Quality, of this IS/MND. Additionally, as discussed in Section 3.10, the Project would not result in runoff or drainage changes that could result in significant risks to people or structures. Post-fire slope instability is directly associated with fire history. The nearest wildfires to have burned in the Project vicinity occurred more than 0.5 miles from the Project site (CAL FIRE 2022). As such, the Project would not expose people or structures to post-fire slope instability. Further, standard slope stabilization methods as recommended by the Project-specific geotechnical report (Appendix C) would be implemented, and the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Impacts would be less than significant.

Cumulative Impacts

The geographic scope for cumulative impacts is the City of Thousand Oaks, and more specifically, the Conejo Valley. As discussed, the Project site is not located in a VHFHSZ or State Responsibility Area. However, the nearest VHFHSZ is approximately 500 feet away, and the City and region are known for having significant wildfire risks. The Conejo Valley and surrounding terrain and open space areas present wildfire risks near the Project site. The Project, combined with other projects in the region, would increase human activities and potential ignition sources in the Project area, which may increase wildfire risk. Individual projects would be required to comply with applicable fire and building codes, which have been increasingly strengthened as a result of severe wildfires that have occurred in the last two decades. The fire and building codes include fire prevention and protection features that reduce the likelihood of a fire igniting in a specific project site and spreading to off-site vegetated areas. These codes also protect projects from wildfires that may occur in the area through implementation of brush management and fuel management zones, ensuring adequate water supply, preparation of fire protection plans, and other measures, and are being regularly updated. The Project would be constructed in accordance with the California Fire Code and California Building Code, and Project landscaping would avoid the use of highly flammable plant species. Further, the Project site is within a developed portion of the City and is not adjacent to undeveloped open space that poses a significant wildfire risk.

Other cumulatively considerable projects that may be located in or near a VHFHSZ or State Responsibility Area would be required to comply with vegetation clearance requirements, as outlined in the California Fire Code and Ventura County Fire Code. The Ventura County Fire and Building Codes, along with project-specific needs assessments, would ensure that every project approved for construction includes adequate emergency access. Roads for all proposed projects are required to meet minimum widths, have an all-weather surface, and be capable of supporting the imposed loads of responding emergency apparatus.

The Project and all other future development projects in the service area would be subject to discretionary review by VCFD and would be required to comply with the Ventura County Fire Code and other relevant County of Ventura code requirements and other applicable local codes and regulations related to fire safety, building construction, access, fire flow, and fuel modification. By complying with these requirements, each project would avoid creating obstacles to the routine extension of fire protection and emergency services in the vicinity. Further, as discussed in Section 3.15, VCFD confirmed that the proposed Project would not have significant impacts on service demands, and VCFD does not foresee any problems or impacts from implementation of the proposed Project. Therefore, the Project would not result in cumulatively considerable impacts related to wildfire, and cumulative impacts would be less than significant.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With 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 a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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 a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

Less-Than-Significant Impact with Mitigation Incorporated. As discussed in Section 3.4, Biological Resources, the removal of trees and vegetation associated with construction of the Project have the potential to disturb nesting birds on and adjacent to the site, to the degree that the nests may be abandoned, resulting in a direct loss of an active bird nest. Bird nests with eggs or young of all migratory bird species are protected under the Migratory Bird Treaty Act and the California Fish and Game Code. Loss of active nests as a result of construction or other site-preparation activities may potentially be in conflict with these regulations. Nesting birds within the Project site would primarily be American crow, Anna's hummingbird, bushtit, California towhee, dark-eyed junco, house finch, Eurasian collared-dove, and northern mockingbird.

Active bird nests or nests with eggs or young of all native bird species are protected under the Migratory Bird Treaty Act and the California Fish and Game Code. If Project tree and/or vegetation removal is unable to avoid the February 1 through August 31 nesting bird period, impacts to nesting birds may occur and would be a potentially significant impact. With implementation of **MM-BIO-1** (Pre-Construction Nesting Bird Survey) and **MM-BIO-2** (Nesting Bird Buffers and Requirements) (see Section 3.4[a]), impacts to nesting birds would be reduced to less than significant.

Also as discussed in Section 3.4, the Project site is dominated by landscaped vegetation and impervious surfaces, including buildings and parking lot surfaces. Four general land cover categories consisting of eight vegetation communities and land cover types were mapped during the field survey. There are scattered coast live oak, holly oak, and cork oak individuals throughout the Project site. Although some of the oak trees occur in small groupings, they were not determined to be an oak woodland or oak savanna due to the spacing between the trees and the urban setting. However, with implementation of **MM-BIO-3**, requiring California native landscaping (see Section 3.4[b]), impacts to sensitive vegetation communities would be reduced to less than significant.

Likewise, Section 3.4 discusses impacts on habitat linkages. The Project site is situated in the highly urbanized City of Thousand Oaks and does not contribute to the existence of a wildlife corridor for several reasons. Specifically, the Project site is currently developed with industrial buildings and a parking lot; it is dominated by impervious surfaces and surrounded by industrial, commercial, and residential buildings. Any wildlife moving through the Project site would be bird species or very small mammals or reptiles. Larger wildlife species seeking to pass through the region are likely traveling along the riparian habitats of Arroyo Conejo (approximately 0.4 miles east of the Project site) and the Conejo Mountains and associated open space areas (approximately 0.6 miles west of the Project site). However, areas between the Project site and Arroyo Conejo and the Conejo Mountains are highly urbanized, reducing the ability of larger wildlife to access the Project site. Lastly, the Project site lacks streams, canyons, or similar topography that is commonly used by larger wildlife and that would facilitate wildlife movement No wildlife corridors are present within the Project site. The existing trees and shrubs provide habitat for migratory birds, and the Project site is along migratory bird routes, which birds may pass over during the day or night. Exterior lighting may disorient the birds, and impacts to migratory birds may occur and would be a potentially significant

impact. With implementation of **MM-BIO-4** (Exterior and Interior Lighting; see Section 3.4[d]), impacts to migratory birds would be reduced to less than significant.

Finally, the Project proposes a number of tree removals. To avoid incidental damage during construction or relocation, preservation and protection measures must be provided before, during, and following the construction phase. Based on tree health, structure, observable defects, and tree location, tree Nos. 37, 38, 41, 47, 48, 65, 69, 70, 72, and 74 are considered potential candidates for relocation. City Oak Tree Preservation and Protection Guidelines Resolution No. 2010-014 states that "the size of the relocated trees should not exceed six (6″) inches in diameter." Nine of the 10 relocation trees exceed a diameter of 6 inches and would require approval from the City. If the relocation of these trees is approved, they would not require additional replacement trees. As such, 54 of the total tree removals would require planting of replacement trees.

To avoid and minimize impacts to oak trees and landmark trees, the following measures would be implemented to avoid conflicts with the City's tree protection ordinance and reduce impacts to less than significant: **MM-BIO-5** (Relocation Tree Maintenance and Monitoring), **MM-BIO-6** (Protected Tree Removal and Replacement), **MM-BIO-7** (Tree Protection prior to Construction), **MM-BIO-8** (Tree Protection and Maintenance during Construction), and **MM-BIO-9** (Tree Maintenance after Construction) (see Section 3.4[e]). These measures should be monitored by an ISA-Certified Arborist and enforced by contractors and developers for maximum benefit to the trees. Therefore, with implementation of **MM-BIO-1** through **MM-BIO-9**, impacts to biological resources resulting from the proposed Project would be less than significant.

Section 3.5 discusses cultural resources. No prehistoric or historic burials were identified within the Project site as a result of the CHRIS records search, NAHC Sacred Lands File search, or pedestrian survey, nor are there any dedicated cemeteries within or surrounding the Project site. Because the Project site has been subject to significant previous ground disturbance, and artificial fill soils are documented to exist between 0 to 37 feet below the current ground surface, the potential to encounter intact human burials is unlikely, but possible. In the event that human remains are encountered during ground-disturbing activities, impacts to these resources would be potentially significant. Therefore, **MM-CUL-1** through **MM-CUL-3** (see Section 3.5[b]) would be implemented to reduce potential impacts to inadvertently encountered human remains and cultural resources. Implementation of **MM-CUL-1** through **MM-CUL-3** would reduce potential to disturb any human remains and cultural resources to less than significant. Therefore, the proposed Project would not eliminate important examples of major periods of California history or prehistory. For these reasons, impacts to cultural resources resulting from the proposed Project would be less than significant with mitigation incorporated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less-Than-Significant Impact with Mitigation Incorporated. As described throughout this IS/MND, the proposed Project would result in potentially significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, utilities and service systems, and wildfire. However, mitigation measures have been identified that would reduce these impacts to less-than-significant levels. All reasonably foreseeable future development in the City would be subject to the same land use and environmental regulations that have been described throughout this document.

Furthermore, all development projects are guided by the policies identified in the City's General Plan and development regulations established in the Thousand Oaks Municipal Code. Therefore, compliance with applicable land use and environmental regulations would ensure that environmental effects associated with the proposed Project would not combine with effects from past, current, and reasonably foreseeable future development in the City to cause cumulatively considerable significant impacts. For these reasons, cumulative impacts would be less than significant with mitigation incorporated.

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

Less-Than-Significant Impact with Mitigation Incorporated. As detailed throughout this IS/MND, with implementation of mitigation measures identified in Section 3.1 (**MM-AES-1**), Section 3.3 (**MM-AQ-1**, **MM-AQ-2**), Section 3.4 (**MM-BIO-1** through **MM-BIO-9**), Section 3.5 (**MM-CUL-1** through **MM-CUL-3**), Section 3.7 (**MM-GEO-1**), Section 3.9 (**MM-HAZ-1** through **MM-HAZ-4**), Section 3.19 (**MM-UTL-1**), and Section 3.20 (**MM-WF-1**) of this IS/MND, impacts from the proposed Project in the environmental categories typically associated with indirect or direct effects to human beings would be reduced to a less-than-significant level. As such, impacts would be less than significant with mitigation incorporated.

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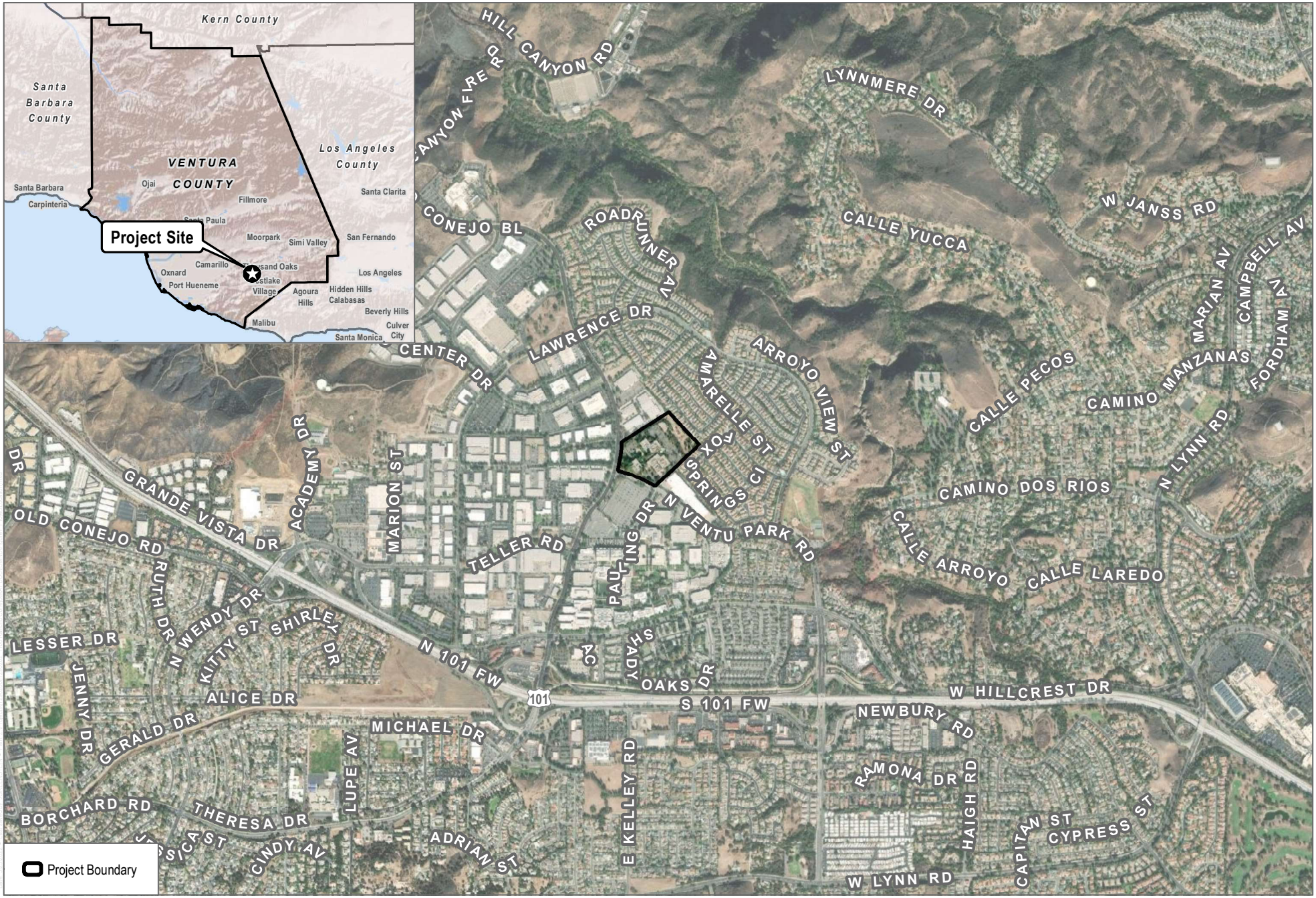

SOURCE: ESRI World Imagery

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

1100 Rancho Conejo

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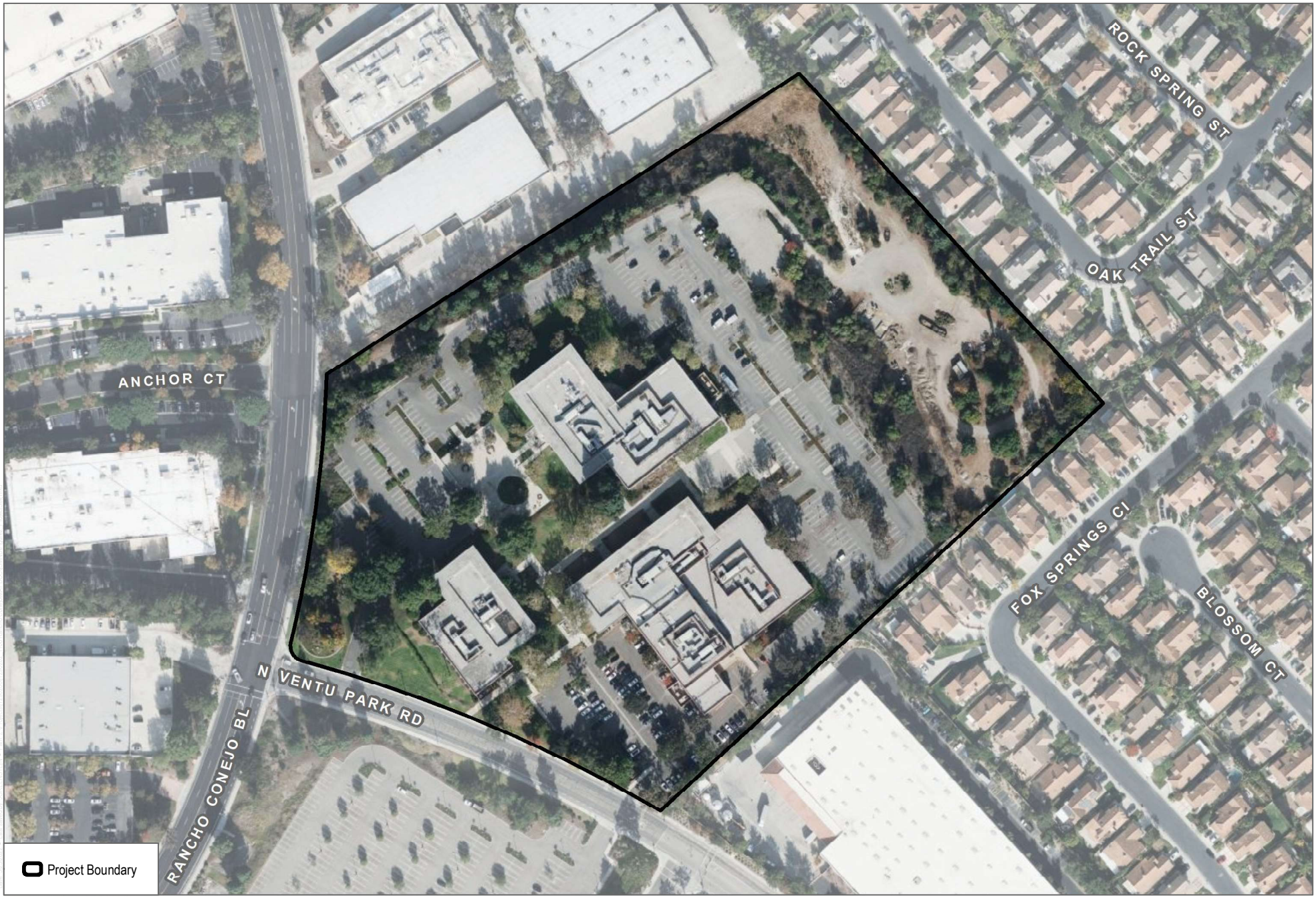

SOURCE: Bing Maps

DUDEK

0 100 200 Feet

FIGURE 2

Project Site

1100 Rancho Conejo

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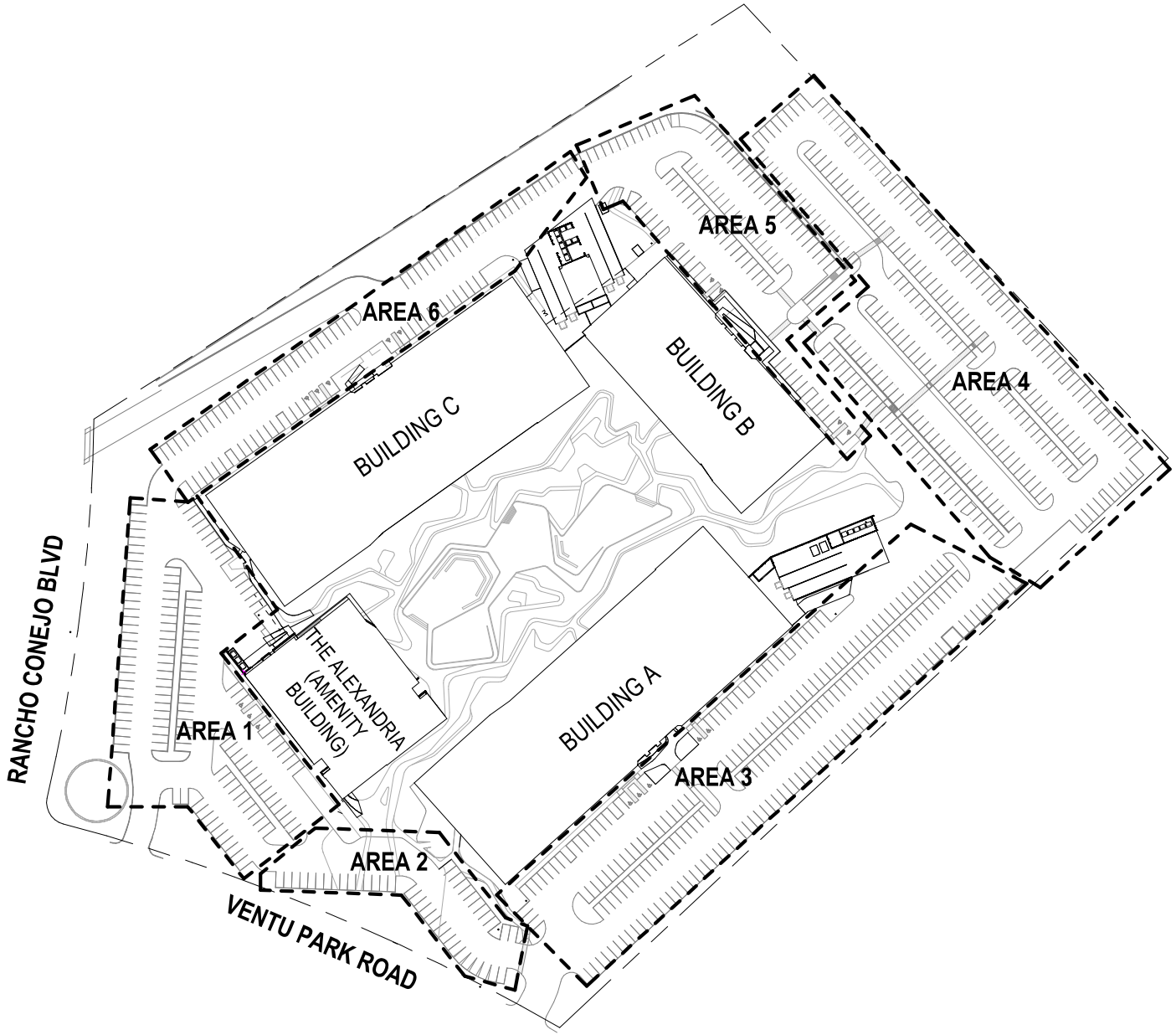

SOURCE: Alexandria Real Estate Equities

FIGURE 3
Site Plan
1100 Rancho Conejo

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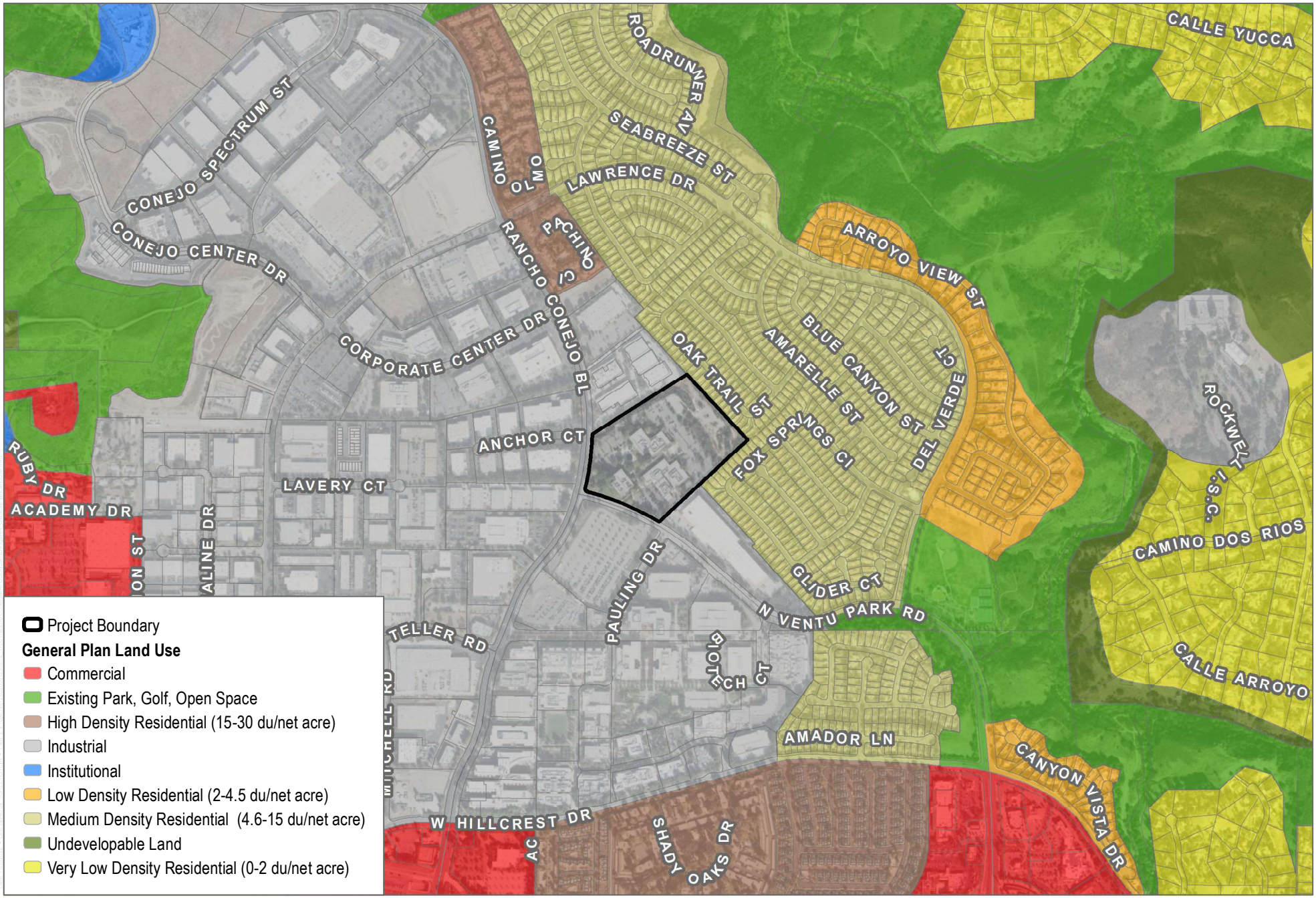

SOURCE: Bing Maps; City of Thousand Oaks

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0 500 1,000 Feet

FIGURE 4

General Plan Land Use

1100 Rancho Conejo

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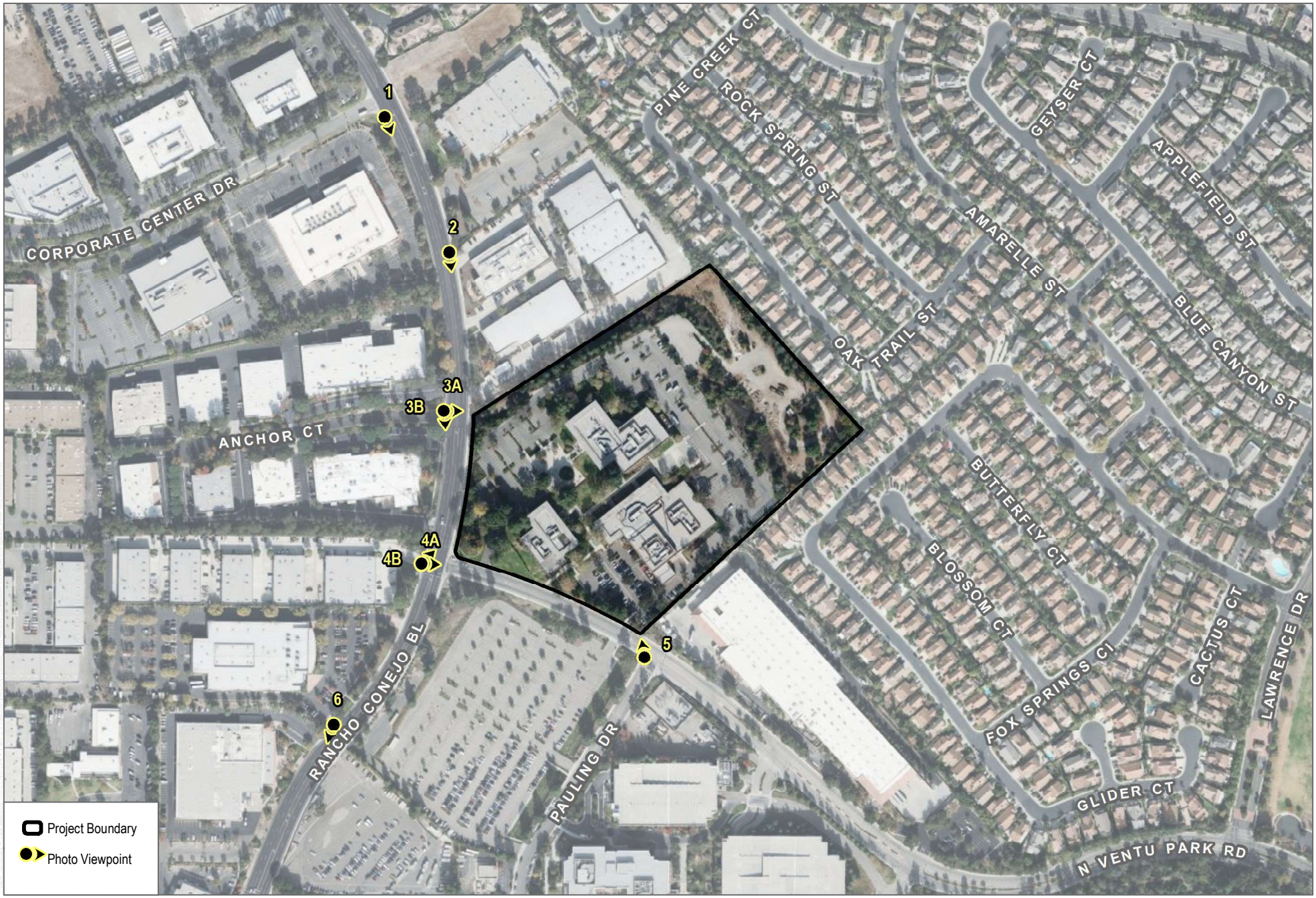

SOURCE: Bing Maps

DUDEK

0 200 400 Feet

FIGURE 5

Viewpoint Locations

1100 Rancho Conejo

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Viewpoint 1: View looking south toward the Project site along Rancho Conejo Boulevard from approximately 960 feet north of the Project site.

Viewpoint 2: View looking south toward the Project site along Rancho Conejo Boulevard from approximately 510 feet north of the Project site.

Viewpoint 3a: View looking east toward the Project site directly across Rancho Conejo Boulevard at the intersection with Anchor Court.

Viewpoint 3b: View looking south along Rancho Conejo Boulevard and the western perimeter of the Project site.

FIGURE 6

Viewpoints 1, 2, 3a, and 3b (Existing Conditions)

1100 Rancho Conejo

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Viewpoint 4a: View looking northeast toward the Project site at the intersection of Rancho Conejo Boulevard and Ventu Park Road.

Viewpoint 4b: View looking east toward the Project site at the intersection of Rancho Conejo Boulevard and Ventu Park Road.

Viewpoint 5: View looking north toward the Project site from the intersection of Pauling Drive and Ventu Park Road.

Viewpoint 6: View looking south along Rancho Conejo Boulevard away from the Project site from approximately 630 feet south of the Project site.

Path: Z:\Projects\

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FIGURE 7

Viewpoints 4a, 4b, 5, and 6 (Existing Conditions)

1100 Rancho Conejo

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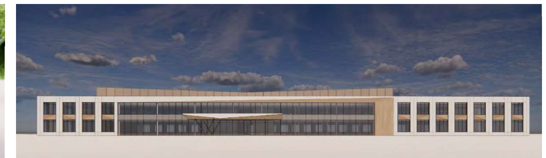
1100 Rancho Conejo - Building A & C



Building A & C

- Building A - 130,426 SF*
- Building C - 127,172 SF*
- Lab warm shell MEP system
- 2 story
- 15’ floor-to-floor heights
- 125 psf live load capacity; slab on metal deck
- Exterior walls will be a combination of (i) concrete tilt-up panels with punched openings, (ii) curtainwall, and (iii) accented natural laminate wood

**Anticipated SF does not include the amenity building.*

SOURCE: Alexandria Real Estate Equities

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FIGURE 8

Building A and C Rendering

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1100 Rancho Conejo - Building B

Building B

- 67,726 SF*
- Lab warm shell MEP system
- 2 story
- 15’ floor-to-floor heights
- 125 psf live load capacity; slab on metal deck
- Exterior walls will be a combination of (i) concrete tilt-up panels with punched openings, (ii) curtainwall, and (iii) accented natural laminate wood

** Anticipated SF; Includes Building B’s prorata share of the amenity building*

SOURCE: Alexandria Real Estate Equities

FIGURE 9

Building B Rendering

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1100 Rancho Conejo - Amenity Building

Amenity Building

- 25,840 SF
- 5,300 SF public restaurant and lounge.
- 1 story
- 15’ floor-to-floor height
- Employee only conference rooms and fitness center
- Exterior walls will be a combination of (i) concrete tilt-up panels with punched openings, (ii) curtainwall, and (iii) accented natural laminate wood.

SOURCE: Alexandria Real Estate Equities

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FIGURE 10

Amenity Building Rendering

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SOURCE: Alexandria Real Estate Equities

DUDEK

FIGURE 10A

Additional Campus Rendering

1100 Rancho Conejo

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SOURCE: Alexandria Real Estate Equities

DUDEK

FIGURE 10B

Additional Campus Rendering

1100 Rancho Conejo

INTENTIONALLY LEFT BLANK

SOURCE: Alexandria Real Estate Equities

DUDEK

FIGURE 10C

Additional Campus Rendering

1100 Rancho Conejo

INTENTIONALLY LEFT BLANK

SOURCE: Alexandria Real Estate Equities

DUDEK

FIGURE 10D

Additional Campus Rendering

1100 Rancho Conejo

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SOURCE: SWA Gensler

DUDEK

FIGURE 10E

Additional Campus Rendering

1100 Rancho Conejo

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Project Boundary

Literature Review Area (5-mile Project Buffer)

USFWS Critical Habitat

Lyon's Pentachaeta

USGS Flowlines (NHD)

StreamRiver

ArtificialPath

Connector

USFWS NWI Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

Lake

CNDDB Occurrences

Plant Occurrences

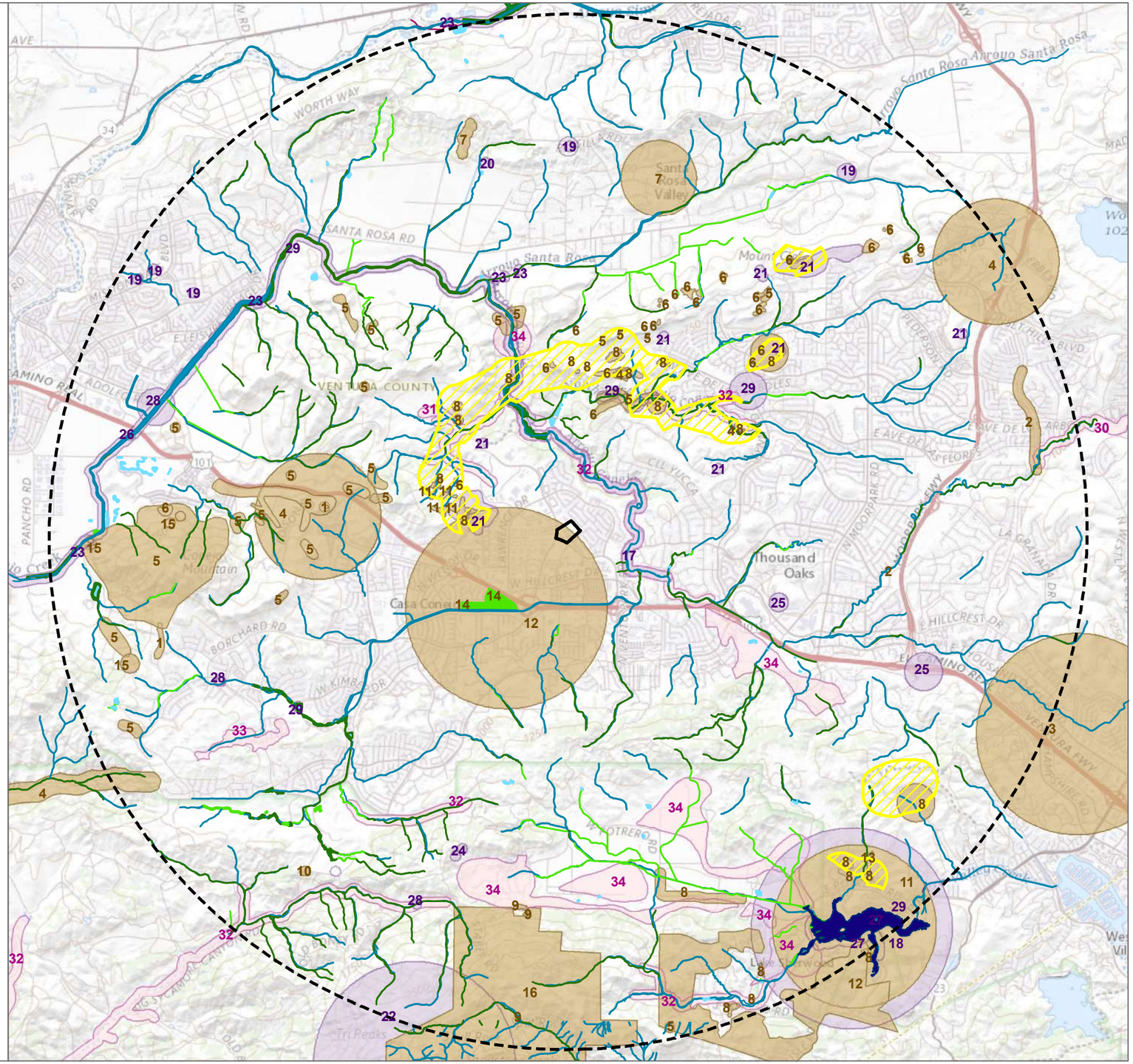
1 : Blochman's dudleya
2 : Braunton's milk-vetch
3 : California Orcutt grass
4 : chaparral ragwort
5 : conejo buckwheat
6 : Conejo dudleya
7 : Gerry's curly-leaved monardella
8 : Lyon's pentachaeta
9 : marcescent dudleya
10 : Nuttall's scrub oak
11 : Ojai navarretia
12 : Plummer's mariposa-lily
13 : Santa Susana tarplant
14 : southern tarplant
15 : Verity's dudleya
16 : white-veined monardella

Wildlife Occurrences

17 : arroyo chub
18 : bank swallow
19 : California legless lizard
20 : coast horned lizard
21 : coastal California gnatcatcher
22 : golden eagle
23 : least Bell's vireo
24 : San Diego desert woodrat
25 : Southern California legless lizard
26 : steelhead - southern California DPS
27 : tricolored blackbird
28 : two-striped gartersnake
29 : western pond turtle

Vegetation Communites

30 : Southern Coast Live Oak Riparian Forest
31 : Southern Riparian Forest
32 : Southern Sycamore Alder Riparian Woodland
33 : Valley Needlegrass Grassland
34 : Valley Oak Woodland



SOURCE: ESRI World Imagery

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0 0.5 1 Miles

FIGURE 11

Literature Review Results

1100 Rancho Conejo

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Project Boundary

Aquatic Resources Delineation

OHWM Transect

Culvert

Wetland Sampling Point

Upland Swale

Photo_Point

Vegetation Communities and Land Cover Types

Artcal-Lotsco : Artemisia californica - Lotus scoparius Alliance (Artcal-Lotsco)

Bacsal : Baccharis salicifolia Alliance

Enccal : Encelia californica Alliance

Hirinc : Hirschfeldia incana Association

Lotsco : Lotus scoparius Alliance

LP : Landscape Plantings

DH : Disturbed Habitat

DEV/LP : Urban/Developed and Landscape Plantings

SOURCE: ESRI World Imagery

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0 62.5 125 Feet

FIGURE 12

Biological Resources

1100 Rancho Conejo

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SOURCE: NAIP 2020

DUDEK 0 25 50 Feet

FIGURE 13

Aquatic Resources

1100 Rancho Conejo

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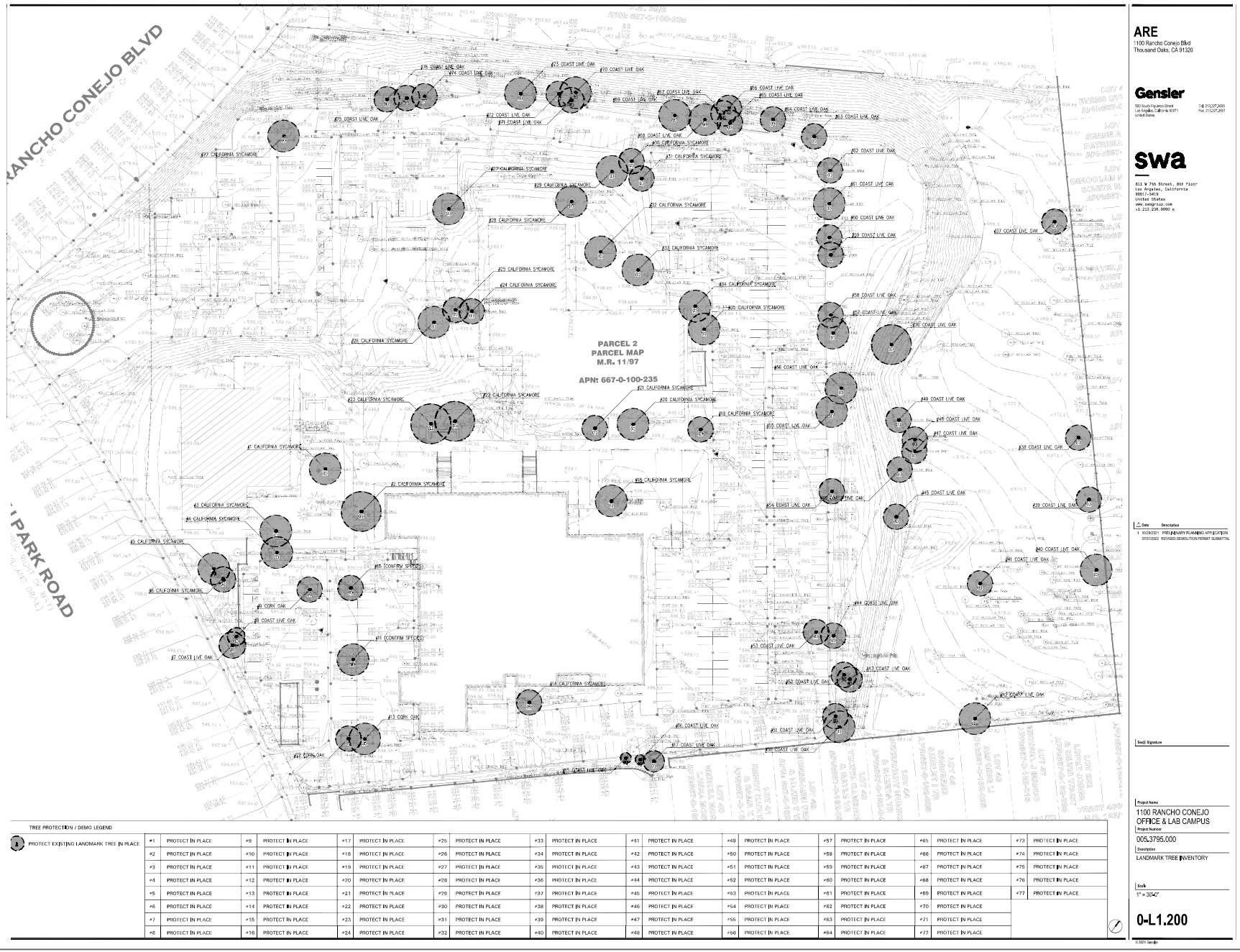

SOURCE: Gensler 2022

FIGURE 14

Protected Tree Locations

1100 Rancho Conejo

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SOURCE: NAIP 2020

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0 250 500 Feet

FIGURE 15

Noise Measurement and Modeling Locations

1100 Rancho Conejo

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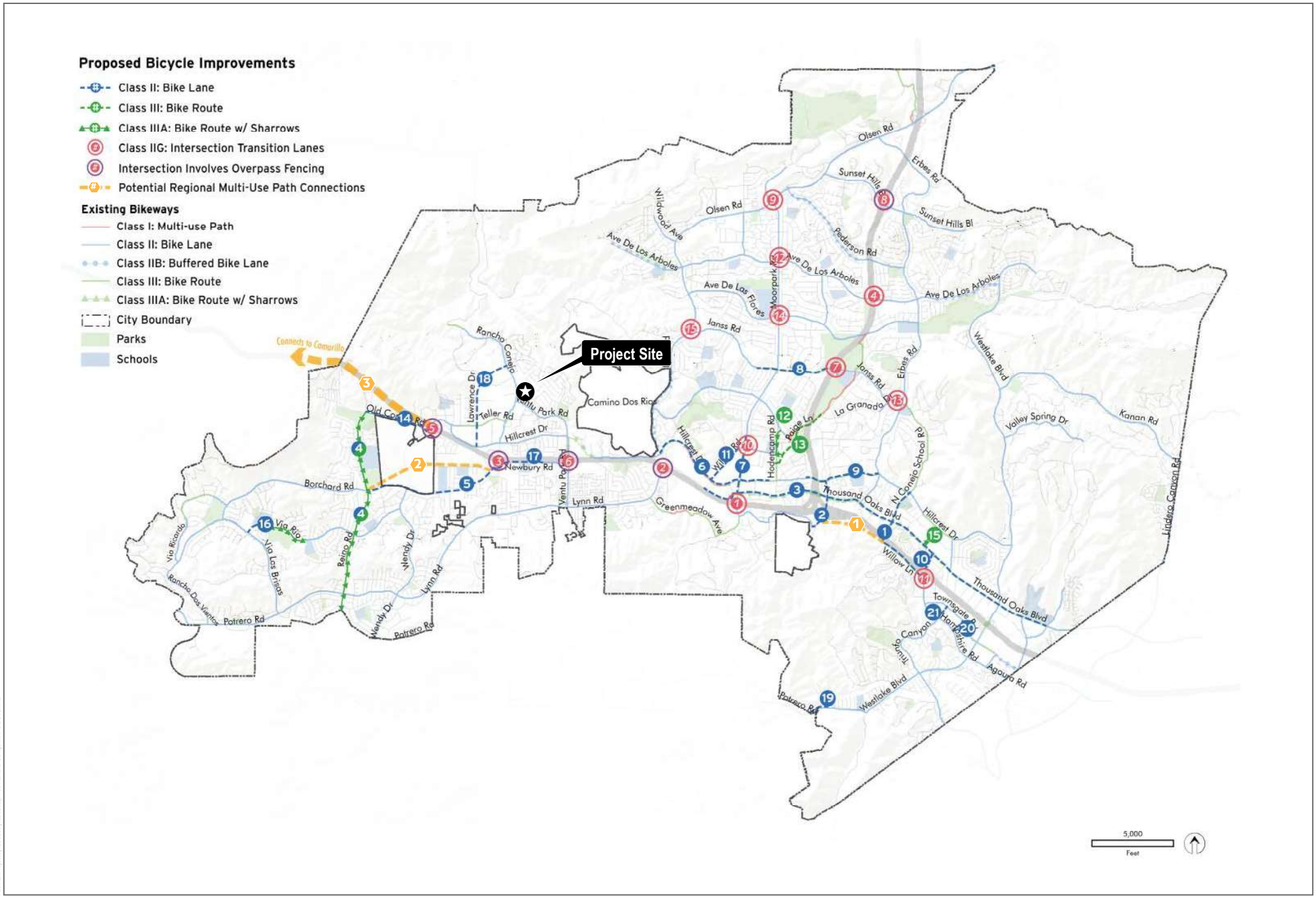

SOURCE: City of Thousand Oaks Public Works Department

FIGURE 16

Thousand Oaks Active Transportation Plan Proposed Bicycle Facilities

1100 Rancho Conejo

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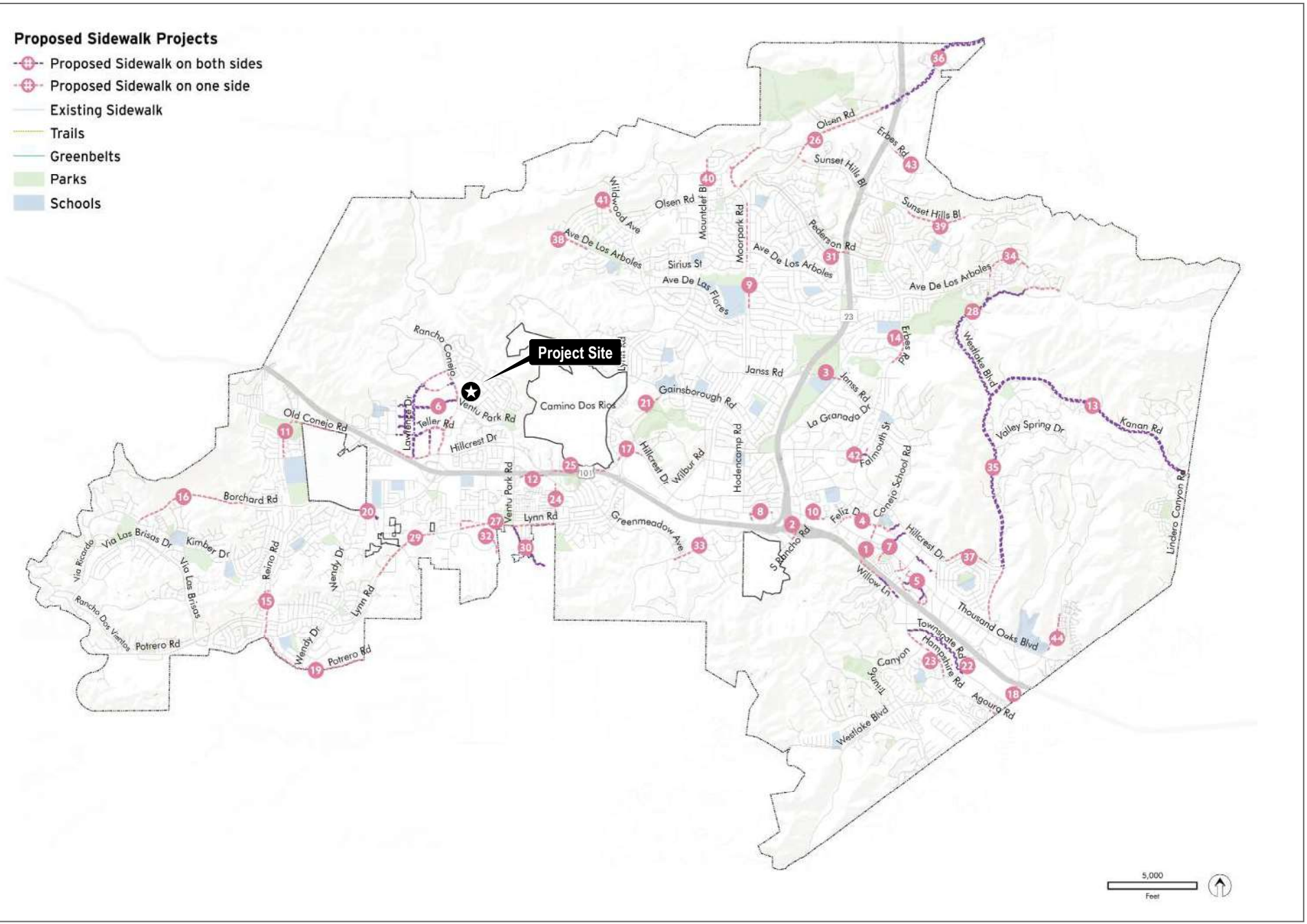

SOURCE: City of Thousand Oaks Public Works Department

FIGURE 17

Thousand Oaks Active Transportation Plan Proposed Pedestrian Facilities

1100 Rancho Conejo

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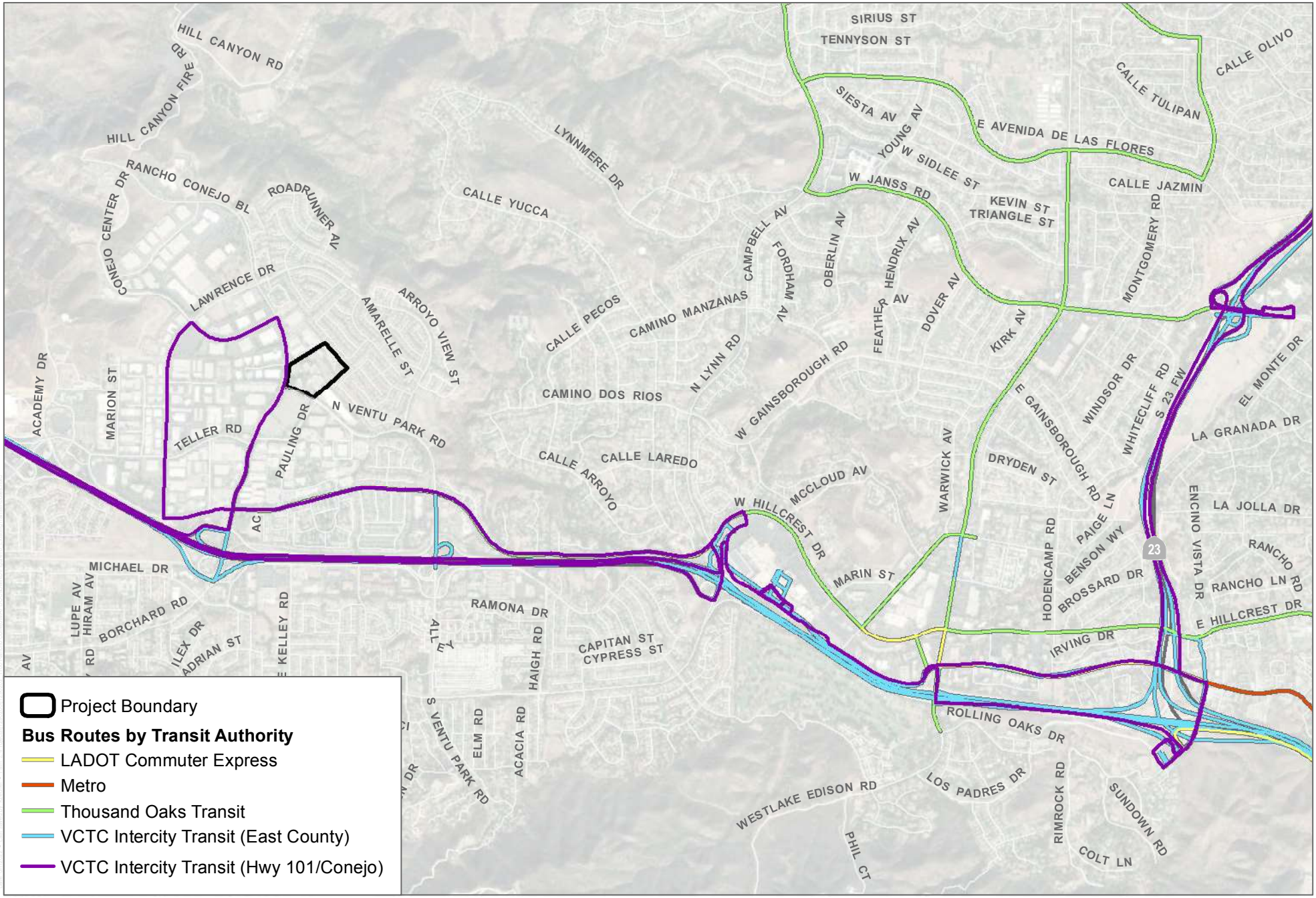

SOURCE: ESRI World Imagery

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0 1,350 2,700 Feet

FIGURE 18

Existing Transit Routes

1100 Rancho Conejo

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