

Notice of Preparation

Date: December 22, 2021

To: State Clearinghouse, Public Agencies, Interested Parties

Subject: **Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for a Mixed-Use Project**

Location: 325 and 391 Hampshire Road, generally located south of US 101, west of Hampshire Road, and north of Foothill Drive (see the attached project location map – Figure 1).
Assessor’s Parcel Numbers (APNs): 676-0-150-365, 375 and 285

Applicant: David Tedesco, Principal
IMT Capital
15303 Ventura Boulevard, Suite 200
Sherman Oaks, CA 91403

Project Contact: Carlos Contreras, Senior Planner, Development Planning Supervisor
Community Development Department
Planning Division
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: ccontreras@toaks.org
Office: (805) 449-2317

Notice is hereby given that the City of Thousand Oaks (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the Mixed-Use Project (project).

Project Description

The project located at 325 and 391 Hampshire Road (see Figure 1), proposes residential and commercial uses on a previously developed 10.97-acre site, bounded by Hampshire Road to the east and Foothill Drive to the south and west. The proposed project would include an overall 841,153 square foot (s.f.) redevelopment site with 420 residential units, 15,000 s.f. of commercial uses, and amenities. The project also includes surface parking and two subterranean parking structures comprised of 119 commercial parking spaces and 683 residential parking spaces. Of the total 420 residential units, 50 units would be set aside for deed-restricted affordable units. The 420 residential units would be distributed across two, four-story, podium-style mixed-use buildings and 13, three-story, townhome buildings, with an average building height of approximately 40 feet. The proposed project would also include a 5,000 s.f. two-story stand-alone community center.

The Applicant would demolish existing buildings on the site, grade the site, construct the proposed buildings including associated hardscape, landscape, and walls. Project construction may encroach into the protected zone of various oak and landmark trees. Conceptual grading calculations indicate a total of approximately 125,800 cubic yards of would be exported. Project demolition and grading is estimated to occur over five months and building construction is estimated to occur over approximately 21 to 29 months.

The proposed project would require the following entitlements:

- General Plan Amendment (LU) 2021-70215
- Zone Change (ZC) 2021-70216
- Specific Plan (SP) 2021-70397
- Development Permit (DP) 2021-70214
- Environmental Impact Report (EIR) 2021-70442
- Lot Line Adjustment (LLA) 2021-70398
- Protected Tree Permit (PTP) 2021-70400
- Development Agreement (DAGR) 2021-70399

The City will perform a comprehensive evaluation of the potential impacts for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines and will determine if the proposed project would have potentially significant impacts. Mitigation measures will be included as required to reduce impacts to a less than significant level.

Issues to be addressed in the EIR

Based on the project description and the lead agency's understanding of the environmental issues associated with the project, the following topics will be analyzed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geological and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

This list omits the Agriculture and Forestry Resources section and Mineral Resources section of the CEQA Appendix G Checklist because the current site is already developed. Therefore, environmental factors affiliated with these sections are not applicable and would not trigger impacts from the proposed project.



Responsible and Trustee Agencies

In accordance with Section 15082 of the CEQA Guidelines, this NOP is being sent to the Office of Planning and Research, Responsible Agencies, Trustee Agencies, and other interested parties. The City encourages you to express the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency should use the EIR for this proposed project, if it will consider a permit or other approval for the proposed project.

Scoping Meeting

Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14, Chapter 3, CEQA Guidelines Section 15082, the City as the Lead Agency for the project, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the Draft EIR. The Scoping Meeting will involve a presentation about the proposed project and the environmental review process and schedule. The Scoping Meeting is for information-gathering and is not a public hearing. No decisions about the project will be made at the Scoping Meeting. A separate public hearing for entitlement requests will be scheduled after the completion of the Draft EIR.

The scoping meeting will be held **Wednesday, January 12, 2022, 6:00 p.m.**, through an online webinar type format (Zoom) and in-person at the Civic Arts Plaza, which is currently open to a limited number of public members for meetings. The location, date, time, and webinar details of the project's Scoping Meeting are as follows:

Location: Civic Arts Plaza Board Room
2100 Thousand Oaks Boulevard, 3rd Floor
Thousand Oaks, CA 91362

Date and Time: Wednesday, January 12, 2022 at 6:00 p.m.

Zoom Scoping Registration: Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_zi_5OsO8TQel8SeKThdiKw

The City will consider all written comments regarding the potential environmental effects of the project received during the NOP public review period. All written comments received will be reviewed and considered by the City as part of the environmental analysis of the proposed project and will become a part of the public record for the Draft EIR. The City encourages all interested individuals and organizations to attend this virtual meeting. Questions may be submitted via the chat box in the control panel or verbally for participants joining during the Question and Answer session. Interested parties wishing to provide comments or public testimony in response to the NOP are encouraged to provide them in writing, as described under "Submittal of Written Comments," below.



Accommodations

As a covered entity under Title II of the Americans with Disabilities Act, the City of Thousand Oaks does not discriminate. Closed captioning or other assistive services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by contacting Carlos Contreras at (805) 449-2317 or ccontreras@toaks.org.

Review and Response Period

In accordance with CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period. Due to the holiday City closures, the NOP is being circulated for a 40-day comment period. As such, the 40-day public review period for the NOP will begin December 22, 2021 and end January 31, 2022. Pursuant to CEQA Guidelines, Section 15082(b), responses to this NOP must be provided during this response period. **The City of Thousand Oaks requests that written comments be provided at the earliest possible date, but no later than 5:30 p.m. on January 31, 2022.**

Upon completion, the EIR document will be available for public review at the City of Thousand Oaks, Planning Division, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362 or on the City of Thousand Oaks website at: <https://www.toaks.org/departments/community-development/planning/environmental-impact>.

Submittal of Written Comments

Please send written/typed comments (including a name, email, telephone number, and/or other contact information) electronically or by mail to the following:

City of Thousand Oaks, Community Development Department
RE: Mixed-Use Project EIR
ATTN: Carlos Contreras, Senior Planner, Development Planning Supervisor
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: ccontreras@toaks.org

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

Carlos Contreras, Senior Planner, Development Planning Supervisor
Community Development Department



Figure 1 – Project Location

