

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** T.O. Ranch mixed-use and multi-family residential development

Lead Agency: City of Thousand Oaks Contact Person: Carlos Contreras  
 Mailing Address: 2100 Thousand Oaks Boulevard Phone: (805) 449-2317  
 City: Thousand Oaks Zip: 91362 County: Ventura

**Project Location:** County: Ventura City/Nearest Community: Thousand Oaks  
 Cross Streets: Hampshire Road and Foothill Road Zip Code: 91361

Longitude/Latitude (degrees, minutes and seconds): 34 ° 9 ' 49.16" N / 118 ° 50 ' 22.07" W Total Acres: 9.83

Assessor's Parcel No.: 676-0-150-375, 676-0-150-285, 676-0-150-365 Section: S14,23 Twp.: T01N Range: R19W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: U.S. Route 101, California State Route 23 Waterways: Westlake Lake  
 Airports: N/A Railways: N/A Schools: Life, Deane's Early Childhood, Ventura County School, Cypress Charter Schools, Deer Trapp School. \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 420 Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. 15,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: 126,932 sq. ft. of public open space  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Existing commercial development; Zoning: C-1 (Neighborhood Commercial); and General Plan; SHSP; Zoning; SHSP-E

**Project Description:** (please use a separate page if necessary)

Please see Attachment A

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 7               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 4                        |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 5              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date 12/2/21 Ending Date 1/31/22

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>IMT Capital V Hampshire LLC</u>
Address: <u>250 E. 1st St., Ste 1400</u>	Address: <u>15303 Ventura Blvd., Ste 200</u>
City/State/Zip: <u>Los Angeles, CA 90012</u>	City/State/Zip: <u>Sherman Oaks, CA 91403</u>
Contact: <u>Danielle Griffith</u>	Phone: <u>(818) 784-4700</u>
Phone: <u>(213) 986-9904 x 2072</u>	

Signature of Lead Agency Representative:  Carlos Contreras Date: 12/22/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

### 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.