

Notice of Availability

Date: April 8, 2022

To: State Clearinghouse, Public Agencies, Interested Parties

Subject: **Notice of Availability of a Draft Environmental Impact Report for the Thousand Oaks (T.O.) Ranch Mixed-Use and Multi-Family Residential Redevelopment Project (SCH# 2021120559)**

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): 676-0-150-375 and 365

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
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Thousand Oaks, CA 91362
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Notice is hereby given that the City of Thousand Oaks (City) is the lead agency and has prepared an Environmental Impact Report (EIR) for the T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project.

Project Description

The T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project (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 (sf) redevelopment site with 420 residential units, 15,000 sf. of commercial uses, parking, and 203,172 sf of open space and amenities including pedestrian trails, pocket park, dog park, streetscapes, retail and dining plazas, street front terraces, seating areas, and gathering spaces. 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 low-income households. The 420 residential units would be distributed across two, four-story, podium style mixed-use structures and 13, three-story, townhome buildings, with an average building height of approximately 40 feet. The proposed project would also include a 5,000 sf two-story stand-alone amenity structure which would include seating areas and patios, a barbeque picnic area, and a pool.

The Applicant would demolish existing buildings on the site, grade the site, construct the proposed structures including associated hardscape, landscape, and parking areas. Project construction includes removal and encroachment into the protected zone of various oak and landmark trees. Conceptual grading calculations indicate a total of approximately 120,000 cubic yards export material would be required. Project demolition, debris and vegetation removal, grading, and construction activities would take approximately 24 to 33 months to complete.

The proposed project would require the following entitlements:

- General Plan Amendment 2021-70215
- Zone Change 2021-70216
- Specific Plan 2021-70397
- Development Agreement 2021-70399
- Development Permit 2021-70214
- Environmental Impact Report 2021-70442
- Lot Line Adjustment 2021-70398
- Protected Tree Permit 2021-70400
- Building Permit
- Grading Permit
- Demolition Permit

The City performed 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 less than significant.

Issues 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 were analyzed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geological and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- 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, Hydrology and Water Quality and Mineral Resources from 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 15087 of the CEQA Guidelines, this Notice of Availability (NOA) 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.

Review and Response Period

In accordance with CEQA Guidelines Section 15087, this NOA is being circulated for a 45-day comment period. The 45-day public review period for the NOA will begin April 8, 2022 and end May 23, 2022. Pursuant to CEQA Guidelines, Section 15087, responses to this NOA 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 5:00 p.m. on May 23, 2022.**

The EIR document is available for public review at the City of Thousand Oaks, Planning Division, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362 or on the City 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, Planning Division
RE: The T.O. Ranch Mixed-Use and Multi-Family Residential Redevelopment Project
ATTN: Carlos Contreras, Senior Planner, Development Planning Supervisor
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: ccontreras@toaks.org

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



Figure 1 – Project Location

