Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021120559

Project Title: T.O. Ranch Mixed-Use Multi-Family Residential Redevelopment

Lead Agency: City of Thousand Oaks

Contact Name: Carlos Contreras

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Project Location: City of Thousand Oaks (*City*) Ventura County (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project located at 325 and 391 Hampshire Road 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 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 40 feet. The project includes a 5,000 sf. two-story stand-alone amenity structure with 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on the findings of the Draft Environmental Impact Report, the City of Thousand Oaks has determined that, with mitigation, this project will not result in significant environmental impacts aside from noise. Mitigation measures for biological resources, hazards, and greenhouse gas will be required to reduce impacts to less than significant. Noise impacts will be significant and unavoidable even with mitigation.

Implementation of Mitigation Measure NOI-1 would reduce construction noise levels by up to 11 dB through use of the temporary construction noise barrier. However, a temporary construction noise barrier is not proposed for the Early Childhood facility and the residences west of the project site on Foothill Drive that are elevated approximately 30 feet to 40 feet above the project site because a construction noise barrier would not be tall enough to block line of sight from the project construction equipment to these receivers. Even with the barrier, when pile driving occurs project construction-related noise increases in ambient noise levels would still be greater than 10 dB at the Westlake Villas multifamily residences to the south during the building construction phase and at the Windsor Terrace of Westlake Village convalescent home during the demolition, site preparation, grading, building construction, and paving phases of construction, as shown on Table 4.10 6. In addition, the magnitude of the project’s temporary construction noise levels relative to the ambient levels is such that even a maximally-effective noise barrier would not feasibly reduce project construction-related noise increases to below the 10 dB increase threshold during other, non-pile driving activities. Therefore, construction noise impacts after mitigation would be significant and unavoidable at these receivers.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversy.

Provide a list of the responsible or trustee agencies for the project.

No responsible or trustee agenices.