



Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

Date: January 27, 2022

To: Agencies, Organizations, and Interested Persons

From: City of Thousand Oaks
Community Development Department
2100 Thousand Oaks Blvd
Thousand Oaks, CA 91362

Subject: **Notice of Preparation of a Draft EIR and Notice of a Public Scoping Meeting for The Oaks Specific Plan**

Location: 1 Baxter Way, generally located north of US 101, south of Thousand Oaks Boulevard, and west of Lakeview Canyon Road (see the attached project location map – Figure 1)
Assessor’s Parcel Numbers (APNs): 680-0-230-695 and 680-0-230-715

Applicant: One Baxter Way, L.P.
ATTN: Dave Eadie
503 32nd Street, Suite 120
Newport Beach, CA 92663

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 of Preparation

The City of Thousand Oaks Community Development Department will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Project identified above. This Notice of Preparation (NOP) is hereby provided pursuant to Section 15082(a) of the California Environmental Quality Act (CEQA) Guidelines. 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 Project. Your agency will need to use the EIR prepared for the project when considering a permit or other approval for the Project. The potential environmental effects of the Project are contained in the **Initial Study** that is available for review on the City’s website at: <https://www.toaks.org/departments/community-development/planning/environmental-impact>

Review and Response Period

In accordance with CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period from **January 27, 2022 to February 25, 2022**. Pursuant to CEQA Guidelines, Section 15082(b), responses to this NOP must be provided during this comment 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 February 25, 2022**.

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: The Oaks Specific Plan EIR
ATTN: Carlos Contreras, Senior Planner
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: ccontreras@toaks.org

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 EIR.

Notice of Public Scoping Meeting

This notice is also a Notice of Public Scoping Meeting that is made pursuant to Section 15082(c)(1) of the CEQA Guidelines. The Public Scoping Meeting will involve a presentation about the proposed Project and the environmental review process and schedule. The Public Scoping Meeting **is not a public hearing** and no decision on the Project will be made at this meeting. The Scoping Meeting provides an opportunity for agencies and the general public to provide input on scope, content, and issues to be addressed in the EIR. A separate public hearing for entitlement requests will be scheduled after the completion of the EIR.

The Public Scoping Meeting will be held through an online webinar type format (Zoom). The date, time, and webinar details of the Project's Public Scoping Meeting are as follows:

Date and Time: Wednesday, February 9, 2022, at 6:00 p.m.

Zoom Scoping Registration: Register in advance for this webinar at:

https://us02web.zoom.us/webinar/register/WN_hE_u9BsQoSizOI7spsXew

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. 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".

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 the phone number or by the email shown at the end of this notice.

Project Description

The Project site encompasses two existing parcels totaling 42.9 acres. These existing parcels include Assessor Parcel Number (APN) 680-0-230-715, which consists of approximately 2.5 acres, and APN 680-0-230-695, which consists of approximately 40.4 acres. The Project includes the construction of four (4) multi-family residential buildings with a total of 264 apartment units, subterranean parking, surface parking spaces, one four-story parking structure, amenities, grading, hardscaping, and landscaping, including removal and encroachment into the protected zone of various oak and landmark trees on approximately 15.6 acres. The Project includes a land division to create two parcels: one encompassing 8.8 acres (Parcel 1) and the second parcel encompassing 34.1 acres (Parcel 2). The Project includes the implementation of two Planning Areas. Planning Area 1 (Multi-Family Residential) is proposed to be located within Parcel 1. Planning Area 2 (Existing Industrial Office Building and Proposed Parking Structure) is proposed to be located within Parcel 2.

Planning Area 1 includes the construction of 264 residential units within four multi-family residential buildings, including 274 subterranean parking spaces and 161 surface parking spaces. The residential buildings would include two- to three- levels of residences and one subterranean level of parking. The maximum height of the residential buildings is no more than 50 feet above finished grade. The majority of both of the residential buildings are approximately 35 feet above finished grade.

Planning Area 2 includes the construction of a four-story parking structure with 925 spaces and 187 surface parking spaces. The proposed parking structure would replace 1,071 existing surface parking spaces that would be removed to accommodate development of both the residential buildings (Planning Area 1) and parking structure (Planning Area 2). Planning Area 2 also includes the existing 416,941-square foot office building and 167 existing surface parking spaces that will remain with the implementation of the Project.

Portions of Planning Areas 1 and 2 would be supplemented with valley and coast live oaks trees as well as western sycamores trees that would be replacement trees for oak and landmark trees to be removed as part of the Project. The removal of the oak and landmark trees is required to comply with the City's Oak Tree Preservation and Protection Guidelines (Res.2010-14) and Landmark Tree Preservation and Protection pursuant to Chapter 4, Title 9 of the Municipal Code. The Oak and Landmark Tree Preservation and Protection Guidelines are intended to ensure that protection and preservation methods are in place to safeguard oak and landmark trees, including replacement trees for each one removed at a 3:1 ratio (two 24-inch box and one 36-inch box trees) All mitigation trees will be planted on the subject property.

The proposed project includes but is not limited to the following entitlements:

- General Plan Amendment (LU) 2019-70563
- Zone Change (Z) 2021-70556
- Specific Plan (SP) 2021-71106
- Residential Planned Development Permit (RPD) 2021-70558
- Environmental Impact Report (EIR) 2021-71100
- Land Division (LD) 2021-70557
- Protected Tree Permit (PTP) 2021-70559
- Development Agreement (DAGR) 2022-70052

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.

If you need additional information or have any questions concerning this Project, please contact Carlos Contreras at (805) 449-2317 or ccontreras@toaks.org.

Carlos Contreras
Senior Planner, Development Planning Supervisor
Community Development Department

1/27/2022
Date

Figure 1 – Project Location



City of Thousand Oaks
Community Development Department