

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

SCH #

Project Title: The Oaks Specific Plan

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: City of Thousand Oaks
 Cross Streets: U.S. 101, Westlake Boulevard, Thousand Oaks Boulevard, Baxter Way Zip Code: 91362
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 09 ' 18.54 " N / -118 ° 49 ' 13.66 " W Total Acres: 42.9
 Assessor's Parcel No.: 680-0-230-695 and 680-0-230-715 Section: _____ Twp.: 01N Range: 20W Base: _____
 Within 2 Miles: State Hwy #: U.S. 101, SR-23 Waterways: Westlake Lake, Westlake Reservoir
 Airports: _____ Railways: _____ Schools: See Attachment A

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: Tree Permit, Dev Agreement

Development Type:

Residential: Units 264 Acres 8.8
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Parking Structure/Surface Parking - 34.1 acres

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:

Office / M-1 (Industrial Park Zone) / Industrial

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

The project includes demolition of existing surface parking spaces that are currently provided for the onsite office uses. In its place, the Project would construct four multi-family residential buildings with a total of 264 apartment units, subterranean parking, surface parking spaces, one 4-story parking structure, and amenities. The Project would install hardscaping and landscaping, as well as include the removal and encroachment into the protected zone of various oak and landmark trees. The Project requires a general plan amendment, zone change, specific plan, development agreement, land division, protected tree permit, and potential approvals from the U.S. Army Corps of Engineers (Section 404), California Department of Fish and Wildlife (Section 1600), and the Regional Water Quality Control Board (Section 401) for impacts to the existing adjacent drainage.

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 type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input 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 January 27, 2022 Ending Date February 25, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>One Baxter Way, L.P.; Attn: Dave Eadie</u>
Address: <u>16755 Von Karman Avenue, Suite 200</u>	Address: <u>503 32nd Street, Suite 120</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Newport Beach, CA 92663</u>
Contact: <u>Michael E. Houlihan</u>	Phone: <u>949-933-9723</u>
Phone: <u>213-542-6049</u>	

Signature of Lead Agency Representative:  Carlos Contreras Date: 1-27-2022

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

Attachment A
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Schools within two miles of the Project site:

- Westlake High School
- White Oak Elementary School
- Oaks Christian School
- Westlake Elementary School