

Notice of Availability

Date: April 15, 2022

To: State Clearinghouse, Public Agencies, Interested Parties

Subject: Notice of Availability of a Draft Environmental Impact Report for The Oaks Specific Plan (SCH# 2022010527)

Location: 1 Baxter Way, generally located north of US 101, south of Thousand Oaks Boulevard, and west of Lakeview Canyon Road (see 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: 805-499-2317

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 Oaks Specific Plan.

Project Description

The Oaks Specific Plan (Project) site consists of two existing parcels totaling 42.9 acres. These two existing parcels consist of approximately 2.5 acres and approximately 40.4 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). Parcel 1 is proposed for the multi-family residential development and associated subterranean parking and Parcel 2 is proposed for the four-story parking structure and existing industrial office building. The Project includes the implementation of two Planning Areas: Planning Area 1 (multi-family residential) is proposed within Parcel 1 and Planning Area 2 (existing industrial park) is proposed within Parcel 2.

Planning Area 1 includes the construction of 264 residential units within four buildings, subterranean parking with 274 parking spaces, 161 surface parking spaces, hardscape, landscape, and grading. The residential buildings would include three floor levels of residences and one subterranean level for parking.

Planning Area 2 includes the construction of a four-story parking structure that includes 925 parking spaces to replace surface parking that will be removed to accommodate the proposed parking structure and residential development. In addition to the structured parking spaces, the Project includes the construction of 187 new surface parking spaces for the existing industrial office building.

Project construction includes the removal and encroachment into the protected zone of various oak and landmark trees. Conceptual grading calculations indicate a total of approximately 84,481 cubic feet of export material. Project construction includes two phases that will not overlap. Phase 1 includes the construction of the proposed parking structure and is anticipated to begin in 2023 and be completed in approximately 16 months. Phase 2 will include construction of the proposed residential buildings and is anticipated to begin in 2024 and be completed in approximately 24 months in 2026.

The Project would require the following approvals.

- General Plan Amendment 2019-70563
- Zone Change 2021-70556
- Specific Plan 2021-71106
- Residential Planned Development 2021-70558
- Development Permit 2022-70098
- Land Division 2021-70557
- Protected Tree Permit 2021-70559
- Development Agreement 2022-70052
- Environmental Impact Report 2021-71100
- Demolition Permit
- Grading Permit
- Building Permit

The City performed a comprehensive evaluation of the potential environmental impacts for this Project in accordance with the California Environmental Quality Act (CEQA) Guidelines and will determine if the Project would have potentially significant impacts. Mitigation measures are included as required to reduce impacts to less than significant.

Issues Addressed in the EIR

Based on the Project description and the City's understanding of the environmental issues associated with the Project, the following topics were evaluated in the EIR.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



This list omits the Agriculture and Forestry Resources, and Mineral Resources from the CEQA Appendix G Checklist because these issues were found to result in no impacts and were focused out of the EIR during the Notice of Preparation process.

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 (State Clearinghouse), 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 Project. Your agency should use the EIR for this Project if it will consider a permit or other approval for the 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 on April 15, 2022, ending May 31, 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 on the Draft EIR be provided at the earliest possible date, but no later than 5:00 p.m. on May 31, 2022.**

The Draft EIR 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 Oaks Specific Plan

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

