

## Notice of Availability

**Date:** August 11, 2023

**To:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties

**Subject:** Notice of Availability and Public Comment Period for the City of Thousand Oaks 2045 General Plan Update Draft Environmental Impact Report.

**Location:** City of Thousand Oaks and Sphere of Influence

### Public Comment

**Period:** The public review period begins on Friday, August 11, 2023 and ends on **Monday, September 25, 2023**. Written comments must be submitted by 5:00 p.m. on September 25, 2023.

### Lead Agency

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This notice is being provided consistent with CEQA Guidelines Section 15087 regarding circulation of a Notice of Availability (NOA).

You are being notified that the City of Thousand Oaks (city), as Lead Agency, has published a Draft EIR (Draft EIR) for the City of Thousand Oaks 2045 General Plan Update project (“proposed project”, “2045 General Plan” or “TO2045”) as described below, which may be of interest to you and/or the organization or agency that you represent. The city has prepared the Draft EIR in accordance with the Environmental Protection Ordinance (Chapter 9-5.301 of the Thousand Oaks Municipal Code).

### Introduction

The EIR is intended to be a program-level document that will analyze the environmental effects of the City’s proposed TO2045. The purpose of a Program EIR is to allow the lead agency to consider broad policy alternatives and program-wide mitigation measures early

in the process when the agency has greater flexibility to address environmental issues. Since no specific development projects are being proposed as part of TO2045, the EIR analysis focuses on the reasonably foreseeable direct and indirect physical environmental effects that could result from the update to the General Plan. The analysis compares the net change from existing environmental conditions to those conditions which would result from adoption of TO2045.

The City's Development Plan (also known as the General Plan) was adopted in 1970. Since then, the City has updated General Plan Elements on an as-needed basis. The following is a list of the elements in the current General Plan and the year that they were updated:

- Conservation Element - 2013
- Forestry Element - 2000
- Housing Element - 2014
- Land Use/Circulation Element Map
- Noise Element - 2000
- Open Space Element - 2013
- Public Buildings Element - 1972
- Safety Element - 2014
- Scenic Highways Element - 1974
- Social Element - 1979

The City of Thousand Oaks began TO2045 in 2019. Over a 4-year period, the city conducted an extensive research and community engagement process that included an advisory committee, workshops, online surveys, educational forums and stakeholder meetings. The research and engagement activities provided context for the GPU and ideas to support the vision, goals, and policies. The public draft version of TO2045 can be viewed at: <https://www.toaks2045.org/draft-general-plan>.

### **Project Location**

The City of Thousand Oaks is located at the southeastern edge of Ventura County, bordering Los Angeles County (as shown below in Figure 1). The city is within the Conejo Valley and is surrounded by the Mountclef Ridge to the north, Simi Hills to the east, Santa Monica Mountains to the south, and Conejo Mountain to the west. The city is approximately 40 miles northwest of Downtown Los Angeles and approximately 50 miles southeast of city of Santa Barbara. Primary regional east-west access is provided by U.S. Route 101 (US 101), which provides access to the city of Los Angeles and greater Los Angeles County to the east, and the cities of Camarillo and Ventura to the west. State Route 23 (SR23) provides north-south access to the city, to the City of Moorpark to the north and communities in the Santa Monica Mountains and City of Malibu to the south.

The TO2045 Planning Area (as shown below in Figure 2) encompasses approximately 56 square miles (35,840 acres), of which 15,250 acres is protected open space. The city's



Sphere of Influence (SOI) contains approximately 1,900 acres within unincorporated Ventura County and is comprised of four clusters of unincorporated “County Islands” which include Casa Conejo, Ventu Park, Rolling Oaks, and Lynn Ranch.

### **Project Description**

TO2045 establishes the community’s vision for future development in the city through the planning horizon year of 2045. As part of the general plan update process, the City’s existing General Plan has been rewritten with updated goals, policies, and implementation actions that reflect the community’s current vision for Thousand Oaks. The City’s General Plan Land Use Map (as shown below on Figure 3) has been updated to reflect the City’s aspirations for accommodating planned development through 2045 and changes in State law. The boundaries of the General Plan Land Use Map encompass the Planning Area. Upon adoption of the 2045 General Plan, the City would review its Zoning Ordinance, including its Zoning Map, to ensure consistency with TO2045.

The 2045 General Plan is organized into the following elements: Land Use, Mobility (M), Parks and Open Space (POS), Conservation (C), Community Facilities and Services (CFS), Arts and Culture (AC), Safety (S), Noise (N), Governance (G), and Implementation. Together, these elements cover all topics required to be included in a general plan under State law. Except for Implementation, each element describes the statutory requirements and existing conditions and context for its related topic areas, followed by key issues and opportunities, and goals and policies to guide the City’s management and development through 2045.

TO2045 emphasizes infill and adaptive redevelopment within city limits. A focus is placed on increasing opportunities for new housing, retail and services in key areas of the city, such as along Thousand Oaks Boulevard, in the “downtown core,” at the mall sites, and in “village centers”. The 2045 General Plan emphasizes maintenance of existing residential neighborhoods while revitalizing underutilized land with mixed-use development. This emphasis is intended to establish more complete neighborhoods that meet the daily needs of residents by providing housing, jobs, shopping, and recreational opportunities in close proximity to one another. New development would occur primarily where existing roads, water, and sewer are in place and in a manner that would minimize the impact of development on existing infrastructure and services, as well as the need to expand infrastructure and services. The 2045 General Plan also provides the policy framework to guide future development toward land uses that support walking, biking, and transit networks.

The 2045 General Plan Update presents a vision for the future of the City and a set of major strategies for how the City will achieve that vision. This vision and its major strategies capture the City’s key values and aspirations for the future. They reflect the collective ideas



from community members and City leaders that provided input to help shape the 2045 General Plan Update.

The Draft EIR also includes a reasonable range of alternatives for comparison purposes as required by CEQA.

### **Environmental Analysis**

Approval of the proposed project would not approve any physical development (e.g., construction of housing or infrastructure). However, the Draft EIR assumes that such actions are reasonably foreseeable future outcomes of the proposed project. As such, the Draft EIR evaluates the potential physical environmental impacts that could result from future actions for implementing the policies and land use changes proposed under TO2045 in accordance with CEQA Guidelines Section 15168.

The Draft EIR found that the proposed project would have no physical environmental impacts related to agriculture and forestry resources, energy, and mineral resources. Impacts related to aesthetics, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, utilities and service systems, and wildfire, would be less than significant. Impacts related to biological resources, construction groundborne vibration, paleontological resources, and water supplies would be significant but mitigable to less than significant. Project impacts related to air quality, historical resources, greenhouse gas emissions, construction noise, and transportation would be significant and unavoidable. In addition, the proposed project would result in cumulatively considerable and unavoidable impacts related to air quality, cultural and tribal cultural resources, greenhouse gas emissions, construction noise, transportation, and wildfire.

The Draft EIR can be viewed at <https://www.toaks2045.org/environmentalreview> .

### **Public Comment Period**

The Draft EIR will be available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. The purpose of this comment period is to allow the public and reviewing agencies an opportunity to consider the content of the Draft EIR and the potential environmental impacts that may result from proposed project implementation. Pursuant to CEQA Guidelines Section 15204, in reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the proposed project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects.

Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Draft EIR will be considered by the city during preparation



of the Final EIR. The Final EIR will include copies of comments and the city's responses to comments pertaining to the environmental analysis provided in the Draft EIR. The public review period begins on Friday, August 11, 2023 and ends on **Monday, September 25, 2023**. Written comments must be submitted by 5:00 p.m. on September 25, 2023.

Copies of the Draft EIR are on file at both City libraries, and the City of Thousand Oaks, Planning Division Public Counter, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362. The Draft EIR is also available online at:

<https://www.toaks2045.org/environmentalreview>.

Please direct your comments to:

**Mail:** Iain Holt, Senior Planner  
City of Thousand Oaks  
Community Development  
2100 Thousand Oaks Boulevard  
Thousand Oaks, California 91362

**Email:** gp@toaks.org

Please identify the name, phone number, and email address of a contact person at your agency. Comments from the public must also include name, phone number, and email or postal address. The City will consider all written comments regarding the potential environmental effects of the project received during the NOA 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.

#### **Opportunity for Further Input:**

As part of the regularly scheduled Planning Commission Hearing on September 11<sup>th</sup>, city staff will present the findings of the Draft EIR to the Planning Commission for comments and questions. At this meeting, the Planning Commission will not be making any decisions regarding the Draft EIR. Members of the public are welcome to attend the hearing and provide public comment during the Agenda item. When available the Agenda can be viewed at: <https://www.toaks.org/departments/city-clerk/boards-commissions/planning-commission/planning-commission-agenda>.

In September, the city will host a Virtual Open House on the Findings of the Draft EIR for the public to attend, comment, and/or ask questions regarding the EIR analysis. The date and time will be forthcoming, please check at:

<https://www.toaks2045.org/environmentalreview>.



**More Information:**

Call 805-449-2314 or visit <https://www.toaks2045.org/>

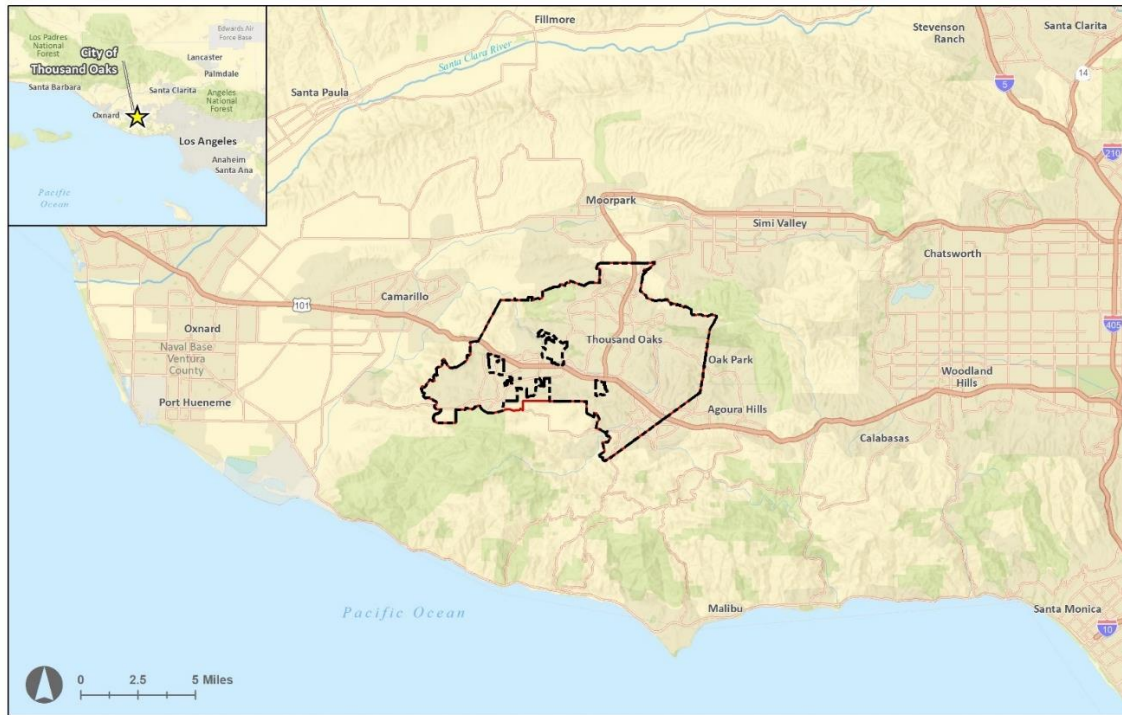
*Iain Holt*

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Iain Holt, AICP, Senior Planner  
Community Development Department



Figure 1 Regional Location



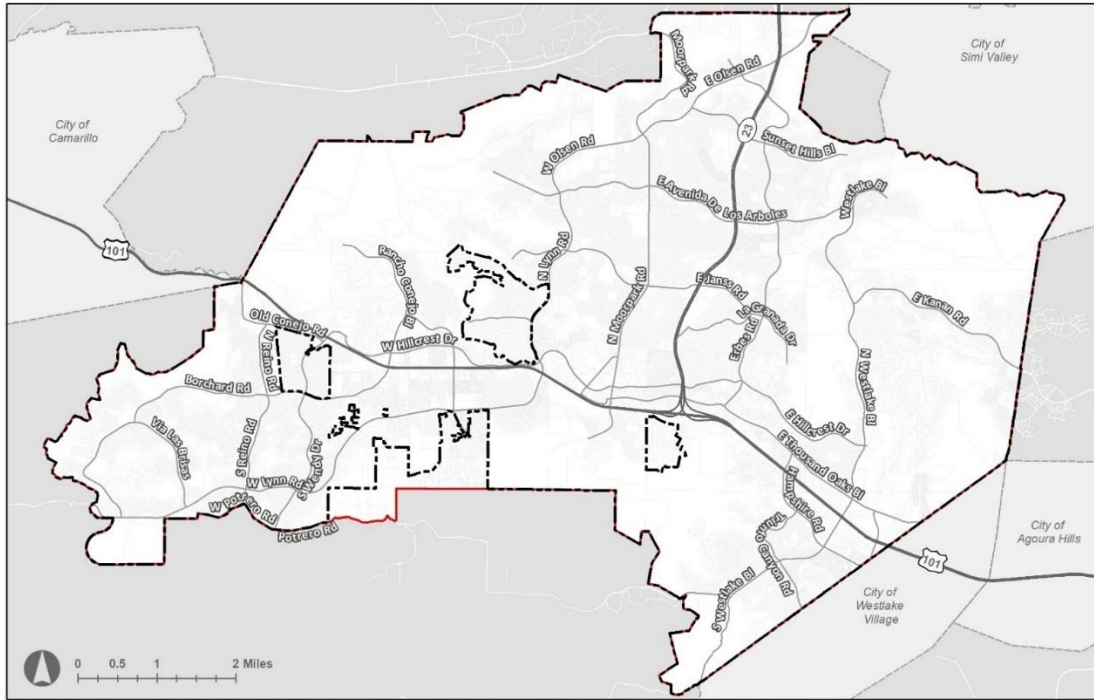
Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; State Water Resources Control Board, 2019



-  City Limits
-  City Sphere



Figure 2 Planning Area



Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; State Water Resources Control Board, 2019

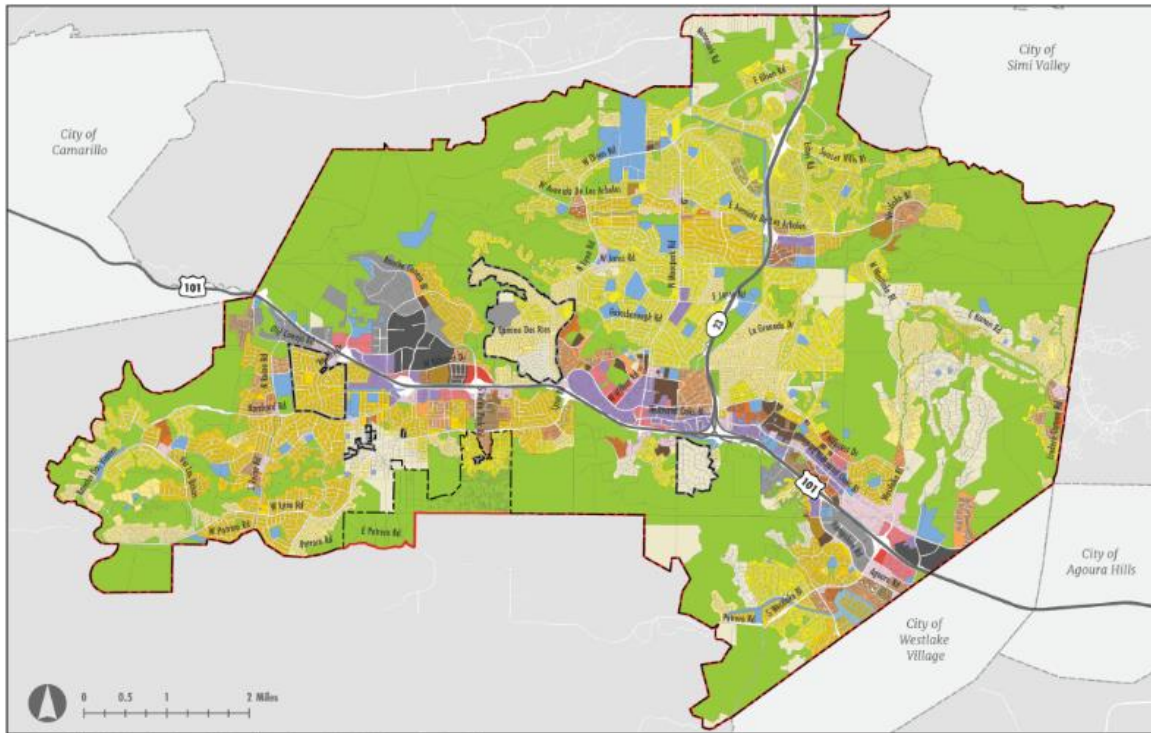


- City Limits
- City Sphere
- Freeways
- Major Roads
- Unincorporated Counties Land
- Adjacent cities





Figure 3 Proposed Land Use Map



Maple + Associates 2022 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles, UrbanFootprint Base Census, 2022

**RESIDENTIAL**

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low 1 (>2 to 4.5 du/acre)
- Neighborhood Low 2 (>4.5 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium 1 (>10 to 15 du/acre)
- Neighborhood Medium 2 (>15 to 20 du/acre)

- Neighborhood High (>20 to 30 du/acre)
- Mobile Home Exclusive

**MIXED-USE**

- Mixed-Use (>20 to 30 du/acre, 1.0 FAR)

**COMMERCIAL**

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)

**INDUSTRIAL**

- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)

**INSTITUTIONAL**

- Institutional
- Parks, Golf Courses, And Open Space

- City Limits
- City Sphere
- Unincorporated County Islands
- Freeways
- Major Roads





## Community Development Department

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