

# Notice of Completion & Environmental Document Transmittal

SCH#

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

Project Title: 1100 Rancho Conejo Life-Science Campus  
 Lead Agency: City of Thousand Oaks, Planning Division Contact Person: Scott Kolwitz  
 Mailing Address: 2100 East Thousand Oaks Boulevard Phone: (805) 449-2319  
 City: Thousand Oaks Zip: 91362 County: Ventura

**Project Location:** County: Ventura City/Nearest Community: Thousand Oaks  
 Cross Streets: Rancho Conejo Blvd and N Ventura Park Rd Zip Code: 91320  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 18.99  
 Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy#: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**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: Landscape, Alcohol

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq. ft. 325,324 Acres 18.99 Employee 2,250  Transportation: Type \_\_\_\_\_  
(net) es \_\_\_\_\_ es \_\_\_\_\_ es \_\_\_\_\_  
 Commercial Sq. ft. 5,300 Acres 0.12 Employee 78  Mining: Mineral \_\_\_\_\_  
 : es \_\_\_\_\_ es \_\_\_\_\_ es \_\_\_\_\_  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employee \_\_\_\_\_  Power: Type \_\_\_\_\_ MW  
 es \_\_\_\_\_ es \_\_\_\_\_ es \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 : \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**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: Tribal Cultural Resou

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.

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**Present Land Use/Zoning/General Plan Designation:**

The current land use is a vacant Life Science Campus. The General Plan Designation is Industrial and the Zoning is Industrial Park (M-1)

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

The proposed 1100 Rancho Conejo Life-Science Campus Project (Project) is a request for a Development Permit (2022-70164), a Special Use Permit for Alcohol Sales (2022-70165), a Landscape Plan Check (2022-70166), and a Protected Tree Permit (2022-70167) for the Project site, which is located at 1100 Rancho Conejo Boulevard in the City of Thousand Oaks, Ventura County, California. The Project Applicant is Alexandria Real Estate Equities Inc.

The Project site is an 18.99-acre parcel that includes three existing two-story buildings totaling 167,475 square feet: Building B35, 23,761 square feet; B36, 63,333 square feet; and B37, 80,381 square feet. These buildings are used for office and lab space. The property also includes an associated surface parking lot with a total of 596 parking spaces, landscaping (including 77 protected trees of which 45 are oak trees and 32 are sycamore trees), emergency generators, and infrastructure improvements. The buildings on site were occupied by Amgen, an international Life-Science company, through 2017. The buildings have been unoccupied since 2017.

The applicant proposes to demolish all existing structures on the Project site and redevelop the site with four buildings totaling 351,164 square feet (a net increase of 183,689 square feet) flanking a central courtyard and surrounded by a surface parking lot with a total of 854 parking spaces, and associated landscaping, lighting, emergency generators, and infrastructure improvements. The Project site is within the Industrial Park (M-1) zone district with an Industrial land use designation.

The buildings are targeting a Leadership in Energy and Environmental Design (LEED) Silver certification. A one-story amenity building (25,840 square feet) would include a 5,300-square-foot restaurant and lounge open to the public, and the remainder of the building would include conference rooms and a fitness center open to employees only. Three two-story lab/office buildings, totaling 325,324 square feet (Building A: 130,426 square feet; Building B: 67,726 square feet; Building C: 127,172 square feet), would consist of approximately 40% office and 60% lab uses, with common lobbies, restrooms, and loading areas.

Of the 77 protected trees located on site, 13 (9 oak trees and 4 sycamore trees) are to be protected in place, 10 oak trees are to be relocated on site, and 54 (31 oak trees and 23 sycamore trees) are proposed to be removed and replaced at a 3:1 ratio. The applicant estimates a net 39,000 cubic yards of fill grading will be required (cut: 26,000 cubic yards; fill: 65,000 cubic yards). Vehicular and pedestrian access to the site is proposed from Ventu Park Road. Delivery vehicle and emergency access would be provided from both Rancho Conejo Boulevard and Ventu Park Road. Project construction activities are anticipated to take approximately 36 months.

Employees would have access to the site 24 hours a day, 365 days a year. The public would have access to the restaurant and lounge only, from 7:00 a.m.–11:30 p.m. Monday through Sunday, for breakfast, lunch, and dinner. The Project includes a request to sell alcohol consistent with the Department of Alcohol Beverage Control License Type 48 (On-Sale General–Eating Place), which authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises and the sale of beer and wine for consumption off the licensed premises. The operator must maintain the licensed premises as a bona fide eating place.

Approximately 2,250 employees would work on the campus, but not all at the same time. Approximately 2,168 lab/office employees are anticipated to work on the campus. Approximately 70 employees are anticipated to work at the restaurant, and approximately 8 employees are anticipated to work in the fitness center. Special events with 100 or fewer people are expected to occur on the campus as frequently as weekly and during the hours of 7:00 a.m. and 9:00 p.m.

**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".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" 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 type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Regional WQCB # _____                               |
| <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 _____                   | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" 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"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

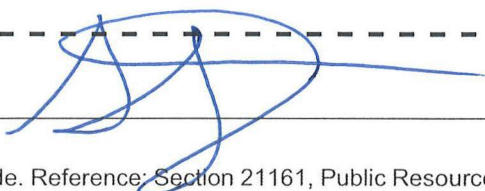
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**Local Public Review Period (to be filled in by lead agency)**

Starting Date September 6, 2022 Ending Date October 6, 2022

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Dudek</u>	Applicant: <u>ARE-LA Region No. 7 Holding, LLC</u>
Address: <u>621 Chapala Street</u>	Address: <u>26 North Euclid Avenue</u>
City/State/Zip: <u>Santa Barbara, CA 93101</u>	City/State/Zip: <u>Pasadena, CA 91101</u>
Contact: <u>Jane Gray</u>	Phone: _____
Phone: _____	

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Signature of Lead Agency Representative: \_\_\_\_\_



Date: 9/6/22

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