

## 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

<b>SCH #</b>
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**Project Title:** Arroyo Villa Apartments Expansion Project

Lead Agency: City of Thousand Oaks Contact Person: Nizar Slim  
 Mailing Address: 2100 Thousand Oaks Boulevard Phone: (805) 449-2302  
 City: Thousand Oaks, CA Zip: 91362 County: Ventura County

**Project Location:** County: Ventura County City/Nearest Community: Thousand Oaks  
 Cross Streets: Rancho Conejo Boulevard and Corporate Center Drive Zip Code: 91320

Longitude/Latitude (degrees, minutes and seconds):       °       '       " N /       °       '       " W Total Acres:       

Assessor's Parcel No.: 6670-173-025 Section:        Twp.:        Range:        Base:       

Within 2 Miles: State Hwy #: US-101 Waterways: South Branch Arroyo Conejo

Airports: N/A Railways: N/A Schools: Passageway School, Conejo Valley Unified,

Newbury Park Adventist Academy, Conejo Adventist Elem.

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP          | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons         | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input checked="" type="checkbox"/> Neg Dec | (Prior SCH No.) <u>      </u>                      | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u>      </u>  |
| <input type="checkbox"/> Mit Neg Dec        | Other: <u>      </u>                               | <input type="checkbox"/> FONSI     | <u>      </u>                                  |

**Local Action Type:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                      |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                   |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                  |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u>Parcel Merger, DA</u> |

**Development Type:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>27</u> Acres <u>1.6</u>                     | <input type="checkbox"/> Transportation: Type <u>      </u>                    |
| <input type="checkbox"/> Office: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u>     | <input type="checkbox"/> Mining: Mineral <u>      </u>                         |
| <input type="checkbox"/> Commercial: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u> | <input type="checkbox"/> Power: Type <u>      </u> MW <u>      </u>            |
| <input type="checkbox"/> Industrial: Sq.ft. <u>      </u> Acres <u>      </u> Employees <u>      </u> | <input type="checkbox"/> Waste Treatment: Type <u>      </u> MGD <u>      </u> |
| <input type="checkbox"/> Educational: <u>      </u>   | <input type="checkbox"/> Hazardous Waste: Type <u>      </u>                   |
| <input type="checkbox"/> Recreational: <u>      </u>  | <input type="checkbox"/> Other: <u>      </u>                                  |
| <input type="checkbox"/> Water Facilities: Type <u>      </u> MGD <u>      </u>                       |  |

**Project Issues Discussed in Document:**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality             |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater  |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian          |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                    |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                  |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects                   |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>GHG, energy</u> |

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

Vacant / M-1(Rancho Conejo Specific Plan No. 7) / Industrial

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

The proposed project would include the expansion of the existing Arroyo Villa Apartments directly adjacent to and north of the project site for the development of three two-story buildings that would consist of a total of 27 residential units, of which 4 would be affordable housing units. Unit sizes would range from 866 square feet (1 bed units) to 1,353 square feet (3 bed units) for a total of 31,707 square feet of residential development on the project site.

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 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 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 type="checkbox"/> Fish & Game Region # _____	<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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 28, 2022 Ending Date October 27, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates (ESA)</u>	Applicant: <u>Shapell Properties</u>
Address: <u>626 Wilshire Boulevard, Suite 1100</u>	Address: <u>1990 South Bundy Drive, Suite 500</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Los Angeles, CA 90025</u>
Contact: <u>Jacqueline De La Rocha</u>	Phone: <u>(323) 988-7587</u>
Phone: <u>(626) 204-6170</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: 9/21/2022

Digitally signed by Nizar Slim  
DN: cn=Nizar Slim, o=Planning, ou=CCD, email=nslim@TOWKS.org, c=US  
Date: 2022.09.21 11:01:17 -0700



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