

## Notice of Preparation

**Date:** October 24, 2022

**To:** State Clearinghouse, Public Agencies, Interested Parties

**Subject:** **Notice of Preparation and Public Scoping Meeting for the Latigo Hillcrest Project Draft Environmental Impact Report**

**Location:** 2150 W. Hillcrest Dr., Newbury Park, CA 91320  
Assessor's Map 667-0-11307 on an 8.19 net acre parcel.  
Generally located on the south side of West Hillcrest Drive, east of Rancho Conejo Boulevard, in the Newbury Park area of the City of Thousand Oaks (see **Figure 1, Project Site Plan**)

**Applicant:** The Latigo Group, LLC  
11845 West Olympic Blvd, Suite 515W, Los Angeles, CA 90064

**Project Contact:** Justine Kendall, AICP, Associate Planner, City of Thousand Oaks  
Community Development Department Planning Division  
2100 East Thousand Oaks Boulevard Thousand Oaks, CA 91362  
Email: [jkendall@toaks.org](mailto:jkendall@toaks.org) Office: (805) 449-2355

Notice is hereby given that the City of Thousand Oaks (City) will be the lead agency and will prepare a Draft Environmental Impact Report (EIR) for the Latigo Hillcrest Project (project).

### Project Description

The project applicant proposes to demolish the existing one-story commercial structure and construct two new podium buildings comprised of: a four-story mixed-use development (604,606 total gross square feet); 333 multi-family residential units (including 30 very low-income affordable units) common areas, and amenities such as a lounge, game room and fitness facilities; and 5,300 square feet of commercial restaurant space above a semi-subterranean parking structure (All numbers are approximate). Development of the project would result in demolition, grading, and construction of buildings, paving and hardscape, and landscape planting.

The proposed project would require the following entitlements:

- Development Permit for the construction of the mixed-use development.
- General Plan Amendment to change the designation from Commercial to Commercial/Residential.
- Zone Change to change from Community Shopping Center Commercial (C-3) to Specific Plan-24 (SP-24).
- Specific Plan to adopt SP-24, establishing specific development standards for project site.
- Special Use Permit to allow the sale and consumption of alcohol onsite.
- Development Agreement to specify public and private benefits and responsibilities related to the project.
- Protected Tree Permit for encroachment and removal of protected trees (approx. 15 trees would be removed).
- Landscape Plan Check for landscape conformance review.

The City will perform an evaluation of the potential impacts for this project in accordance with the California Environmental Quality Act (CEQA) and Guidelines and establish whether the proposed project would have potentially significant environmental effects. Where significant effects are anticipated, mitigation measures will be included to avoid or reduce impacts.

### **Issues to be addressed in the Draft EIR**

Based on the project description and the lead agency's understanding of the environmental issues associated with the project, the following topics will be analyzed in the Draft EIR:

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

Additional environmental issues for which EIR analysis is not warranted will be addressed under Issues Not Found Significant. Based on initial review of the project, further analysis of Aesthetics, Agriculture and Forestry Resources, Geology and Soils, Hydrology and Water Quality, Mineral Resources, and Wildfire would not be required in the Draft EIR because the project site is currently developed, lacks the component resources noted, will follow regulatory compliance, is not located within a resource or hazard zone applicable to the issue, and/or would otherwise not result in substantial effects related to the issue.



## Responsible and Trustee Agencies

In accordance with Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) is being sent to the Office of Planning and Research, Responsible Agencies, Trustee Agencies, and other interested parties. The City encourages your agency to provide comments as to the scope and content of the Draft EIR, relevant to your agency's statutory responsibilities in connection with the proposed project and the environment. Your agency should use the Draft EIR for this proposed project if it will consider a permit or other approval for the proposed project.

## Scoping Meeting

Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14, Chapter 3, CEQA Guidelines Section 15082, the City as the lead agency for the project, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the Draft EIR. The Scoping Meeting will involve a presentation about the proposed project, the environmental review process and schedule. The Scoping Meeting is for information-gathering and is not a public hearing. No decisions about the project will be made at the Scoping Meeting. A separate public hearing for entitlement requests will be scheduled after the completion of the Draft EIR.

The scoping meeting will be held through an online webinar-type format (Zoom). Any person is privileged to be heard on this matter. The location, date, time, and webinar details of the project Scoping Meeting are as follows:

**Date and Time:** Wednesday, November 2, 2022, at 6:00 p.m.

**Advance Registration Required for Zoom Participation via:**

[https://us02web.zoom.us/webinar/register/WN\\_Om2vFwBtQNmF1TLL-HoD6A](https://us02web.zoom.us/webinar/register/WN_Om2vFwBtQNmF1TLL-HoD6A)

The City will consider CEQA-related oral and written comments regarding the potential environmental effects of the project received during the NOP public review period. Relevant comments will become a part of the public record for the Draft EIR and will be considered by the City as part of the project's environmental review. The City encourages all interested individuals and organizations to attend this meeting.

Interested parties wishing to provide comments or public testimony in response to the NOP are encouraged to provide them in writing, as described under "Submittal of Written Comments," below.



## Accommodations

As a covered entity under Title II of the Americans with Disabilities Act, the City of Thousand Oaks does not discriminate. Closed captioning or other assistive services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. **To ensure availability of accommodation services, please make your request no later than three working days (72 hours) prior to the meeting by contacting Justine Kendall at [jkendall@toaks.org](mailto:jkendall@toaks.org) or (805) 449-2355.**

## Review and Response Period

In accordance with CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period, beginning on October 24, 2022, and ending at 5:00 p.m. on November 28, 2022. Pursuant to CEQA Guidelines, Section 15082(b), responses to this NOP must be provided during this response period. The City of Thousand Oaks requests that written comments be provided at the earliest possible date, but no later than 5:00 p.m. on November 28, 2022.

Upon completion, the Draft EIR document will be 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 Justine Kendall (see “Project Contact” above) using the subject line: Latigo Hillcrest Project EIR.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

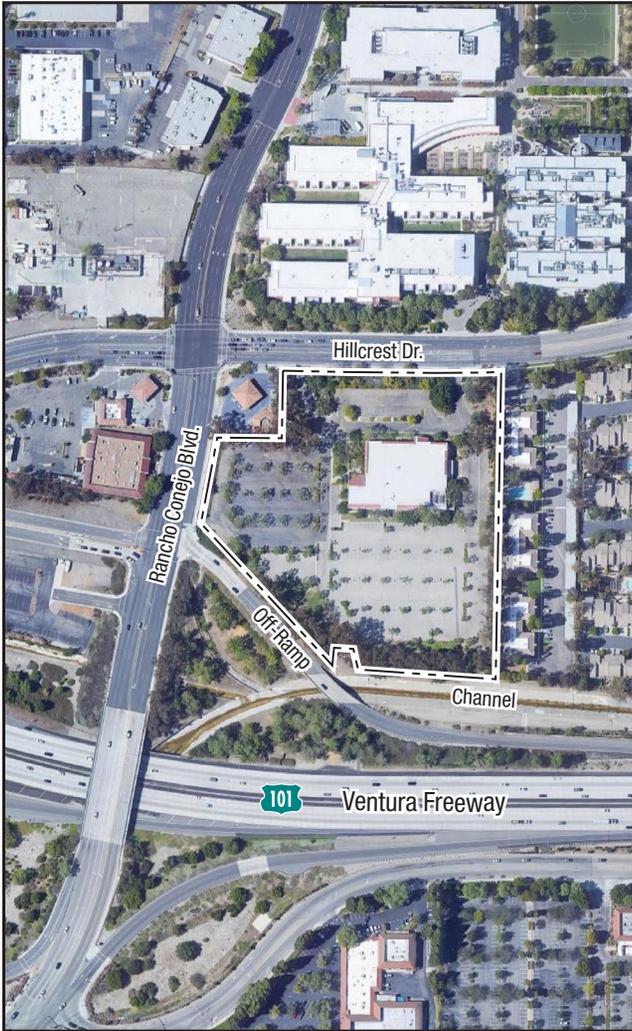


---

Justine Kendall, AICP, Associate Planner  
Community Development Department

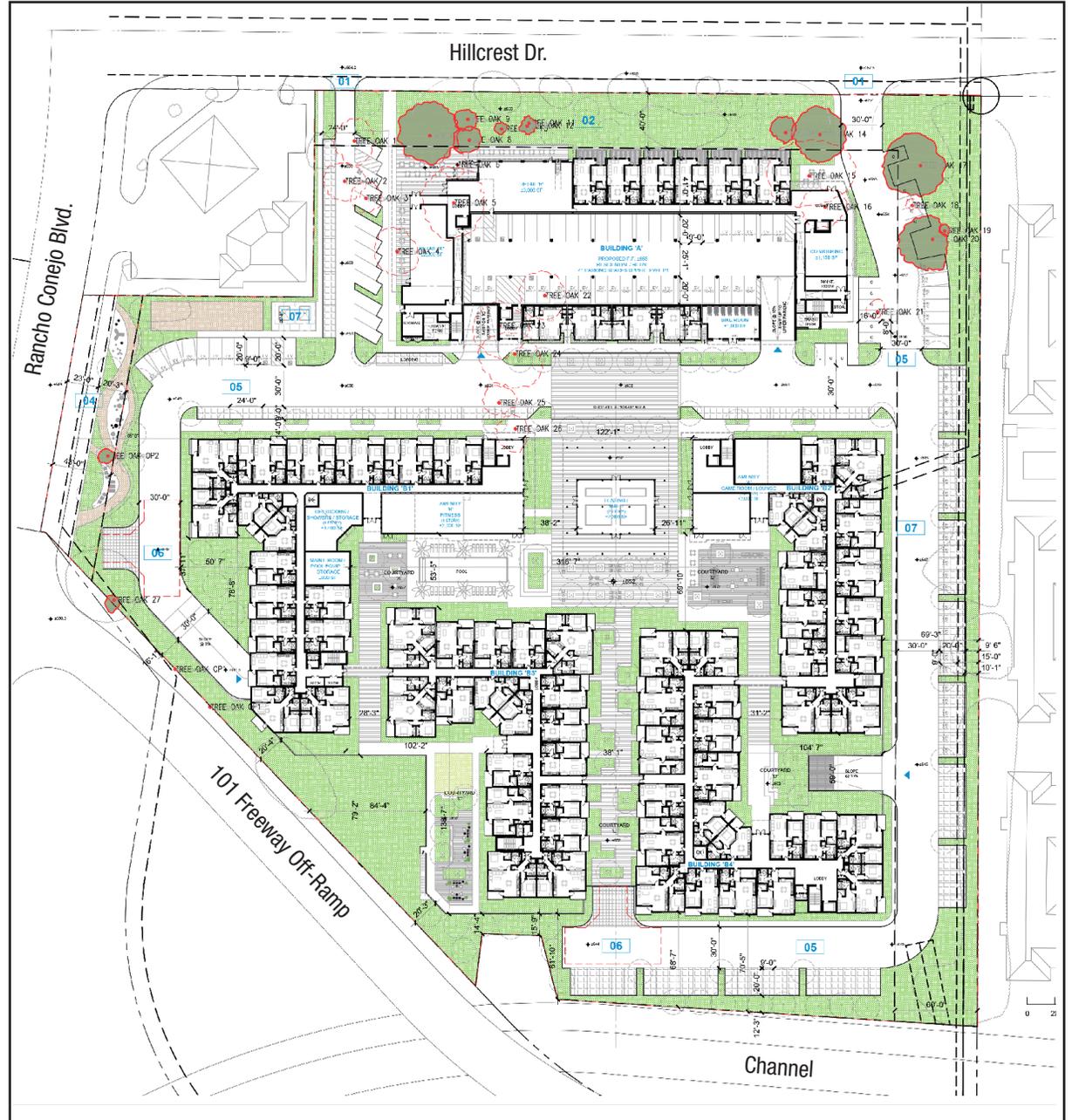


### Location



Source: Google Earth Pro, Mar. 8, 2020.

### Site Plan



Source: ktgy Architecture & Planning, Aug. 24, 2022.