

# 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

**SCH # 2022100528**

**Project Title:** Latigo Hillcrest  
 Lead Agency: City of Thousand Oaks Contact Person: Justine Kendall, AICP  
 Mailing Address: 2100 Thousand Oaks Boulevard Phone: (805) 449-2355  
 City: Thousand Oaks Zip: 91362 County: Ventura

**Project Location:** County: Ventura City/Nearest Community: Newbury Park  
 Cross Streets: W. Hillcrest Drive / Rancho Conejo Boulevard Zip Code: 91320  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 11 ' 10.32 " N / 118 ° 55 ' 25.17 " W Total Acres: 8.19  
 Assessor's Parcel No.: 667-0-113-075 Section: 12 Twp.: T01N Range: R20W Base: Newbury Park  
 Within 2 Miles: State Hwy #: 101 Waterways: None. Drainage basin to south  
 Airports: None Railways: None Schools: Conejo Valley USD

**Document Type:**

- |                                      |                                                    |                                    |                                                |
|--------------------------------------|----------------------------------------------------|------------------------------------|------------------------------------------------|
| CEQA: <input type="checkbox"/> NOP   | <input checked="" 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 type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |                                                |

**Local Action Type:**

- |                                                            |                                                   |                                                            |                                                                         |
|------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Other: <u>Protected Tree Permit</u> |

**Development Type:**

- |                                                                                                 |                                                                |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Residential: Units <u>333</u> Acres _____                   | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                       | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>5,300</u> Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                   | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                                     | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                                    | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                 |                                                                |

**Project Issues Discussed in Document:**

- |                                                          |                                                                |                                                          |                                                                                  |
|----------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetic/Visual                | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks     | <input type="checkbox"/> Vegetation                                              |
| <input type="checkbox"/> Agricultural Land               | <input 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 type="checkbox"/> Archeological/Historical        | <input type="checkbox"/> Geologic/Seismic                      | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                                        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals                              | <input 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 type="checkbox"/> Drainage/Absorption             | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                 | <input checked="" 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>Cultural &amp; Tribal Cultural</u> |

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

Two-story commercial structure and paved parking areas (zoned Community Shopping Center (C-3) and GP-designated Commercial).

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

The project applicant proposes to amend the General Plan designation of Commercial to Commercial /Residential and change the zoning designation of Community Shopping Center (C-3) to Specific Plan-24 (SP-24) in order to allow demolition of the existing two-story commercial structure and construction of two new podium buildings comprised of: a four-story mixed-use development including 333 multi-family residential units (including 30 very low-income affordable units), common areas, and amenities and approximately 5,300 square feet of commercial space with alcohol consumption above semi-subterranean parking structures as well as the removal of seventeen (17) coast live oak (Quercus agrifolia) trees and encroachment into the protected zone of eleven (11) coast live oak trees.

*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 checked="" 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 checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                 |
| <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 Region # <u>5</u>       | <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 |                                                                              |

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

Starting Date April 7, 2023 Ending Date May 22, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Envicom Corporation</u>	Applicant: <u>The Latigo Group, LLC</u>
Address: <u>4165 E. Thousand Oaks Blvd, Ste. 290</u>	Address: <u>11845 W. Olympic Blvd., Ste 515W</u>
City/State/Zip: <u>Westlake Village, 91362</u>	City/State/Zip: <u>Los Angeles, 90064</u>
Contact: <u>Laura Kaufman</u>	Phone: <u>310-991-8000</u>
Phone: <u>818-618-4699</u>	

Signature of Lead Agency Representative:  Date: April 6, 2023

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