

## Notice of Availability

**Date:** April 7, 2023

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

**Subject:** **Notice of Availability of a Draft Environmental Impact Report for the Latigo Hillcrest Project (SCH# 2022100528)**

**Location:** 2150 West Hillcrest Drive, Newbury Park, CA 91320, 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)  
Assessor's Parcel Number (APN): 667-0-11307

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

**Project Contact:** Justine Kendall, AICP, Associate Planner  
Community Development Department  
Planning Division  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [jkendall@toaks.org](mailto:jkendall@toaks.org)  
Office: (805) 449-2317

Notice is hereby given that the City of Thousand Oaks (City) is the lead agency and has prepared an Environmental Impact Report (EIR) for the Latigo Hillcrest Project.

### Project Description

The Latigo Hillcrest Project (project) located at 2150 West Hillcrest Drive (see Figure 1) 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 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.

The Applicant would demolish existing buildings on the site, grade the site, construct the proposed structures including associated hardscape, landscape, and parking areas. Project construction includes removal and encroachment into the protected zone of various oak trees. Conceptual grading calculations indicate a total of approximately 59,600 cubic yards of material would be exported. Project demolition, debris and vegetation removal, grading, and construction activities would take approximately 36 months to complete.

The proposed project would require the following entitlements:

- General Plan Amendment 2021-70169-LU
- Zone Change 2022-70776-Z
- Specific Plan 2022-70778-SP
- Development Agreement 2022-70777 DAGR
- Development Permit 2022-70773-DP
- Environmental Impact Report 2022-70774-EIR
- Special Use Permit 2022-70779-SUP
- Protected Tree Permit 2022-70780-PTP
- Building Permit
- Grading Permit
- Demolition Permit

The City performed a comprehensive evaluation of the potential impacts for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines and will determine if the proposed project would have potentially significant impacts. Mitigation measures will be included as required to reduce impacts to less than significant.

### Issues addressed in the EIR

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

- Air Quality
- Biological Resources
- Cultural, Tribal and Paleontological Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Effects Determined Not Significant

This issues of Aesthetics, Agriculture and Forestry Resources, Hydrology, Geology and Soils, Water Quality, Mineral Resources, and Wildfire are addressed in Effects Determined Not Significant, such that all issues from the CEQA Appendix G Checklist are addressed.



### Responsible and Trustee Agencies

In accordance with Section 15087 of the CEQA Guidelines, this Notice of Availability (NOA) is being sent to the Office of Planning and Research, Responsible Agencies, Trustee Agencies, and other interested parties. The City encourages you to express the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency should use the EIR for this proposed project if it will consider a permit or other approval for the proposed project.

### Review and Response Period

In accordance with CEQA Guidelines Section 15087, this NOA is being circulated for a 45-day comment period. The 45-day public review period for the NOA will begin April 4, 2023 and end May 19, 2023. Pursuant to CEQA Guidelines, Section 15087, responses to this NOA 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 May 22, 2023.**

The EIR document is 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 the following:

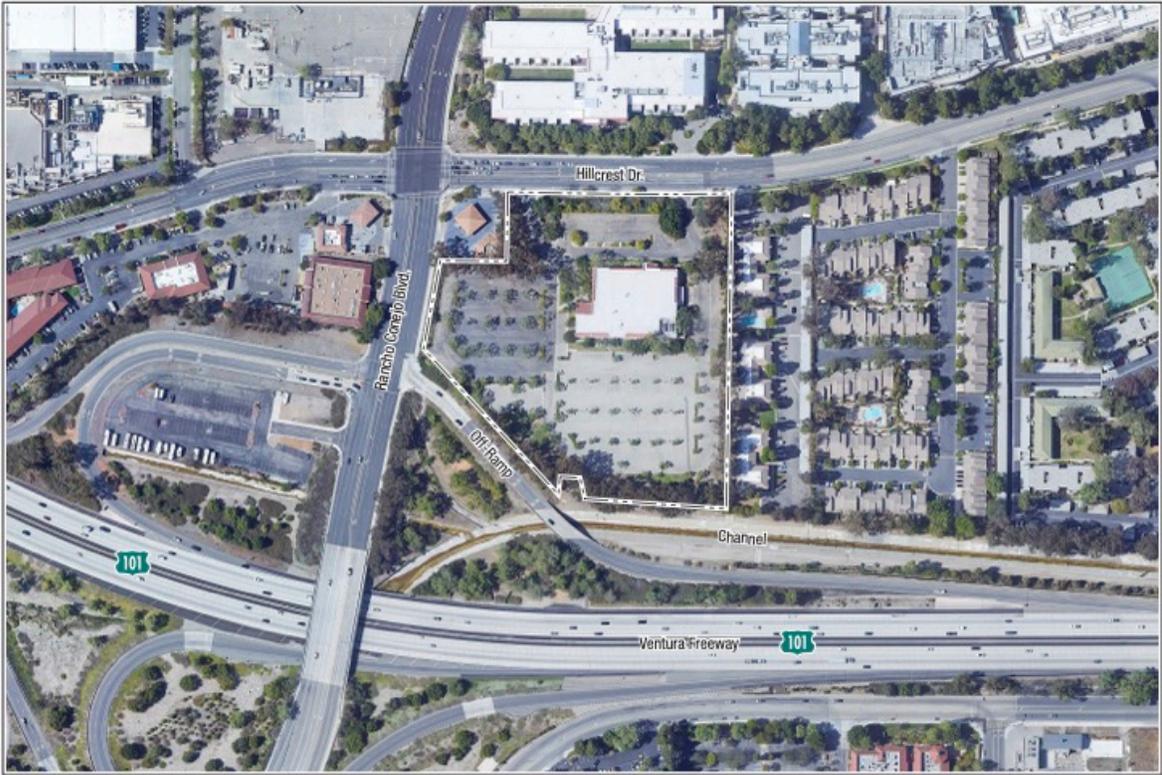
City of Thousand Oaks, Community Development Department, Planning Division  
RE: The Latigo Hillcrest Project  
ATTN: Justine Kendall, AICP, Associate Planner  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [jkendall@toaks.org](mailto:jkendall@toaks.org)

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Justine Kendall, AICP, Associate Planner  
Community Development Department



Figure 1 – Project Location



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

LATIGO HILLCREST – EIR



Vicinity Map

