



Community Development Department

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

Notice of Preparation

Date: February 17, 2023

To: State Clearinghouse, Public Agencies, Interested Parties

Subject: **Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Conejo Summit Project**

Location: Generally located at the intersection of Conejo Center Drive and Rancho Conejo Boulevard, Newbury Park, CA 91320. The project site is located entirely within the City's Specific Plan No. 7 planning area in the northwestern portion of the existing Rancho Conejo Industrial Area (see the attached project location map – Figure 1).
Assessor Parcel Numbers (APNs): 667-0-340-030;-045; -055; -065; -075; -085; -095; -105; -125; -135; -145; -155; -185; -195

Applicant: Thousand Oaks Master, LLC
11200 Corbin Avenue, Suite 201
Porter Ranch, CA 91326

Project Contact: City of Thousand Oaks
Scott Kolwitz, Interim Planning Manager
Community Development Department
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: skolwitz@toaks.org
Office: (805) 449-2319

Notice is hereby given that the City of Thousand Oaks (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the Conejo Summit Project (project).

Project Description

The proposed project site consists of approximately 50 acres and is located in Ventura County, within the City of Thousand Oaks. More specifically, the project site is located near the western boundary of the City within the northwestern portion of the Rancho Conejo Industrial Area, approximately 1-mile north of the U.S. 101 Freeway (**Figure 1**).

The project site is located entirely within the City's Specific Plan No. 7 planning area in the northwestern portion of the existing Rancho Conejo Industrial Area. Land that is owned and managed by the Conejo Open Space Conservation Agency (COSCA) is located to the north and

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west of the project site. Industrial development is located northeast of the project site as well as to the south and west of the parcels that would be developed, including the City's Municipal Service Center (MSC).

The proposed project includes construction of a 15-building business park on 15 privately owned parcels as shown in **Figure 2**. The 15 parcels include previously created lots that are approximately 50 acres (approximately 2,160,000square feet [SF]); the proposed building footprints would cover approximately 17 acres (754,222 SF). The buildings would range in size from approximately 22,765 SF to 93,308 SF of floor space and the building heights would range from 37 to 41 feet. Typically, each building would have office space at the front of the building with warehouse/light manufacturing space in the rear. Primary access to the proposed buildings would be from Rancho Conejo Boulevard and Conejo Center Drive. Parking would be provided in surface lots, generally located around each building, for the ancillary office and industrial uses. In addition, utility hookups would be installed from existing lines within the streets to the proposed buildings. Landscaping would be installed on each lot.

The lots would be located in three separate clusters: on the western side of Conejo Center Drive just northwest of the intersection of Conejo Center Drive and Conejo Spectrum Street; along the eastern side of Conejo Center Drive from Conejo Spectrum Street up to Rancho Conejo Boulevard; and north of the intersection of Conejo Center Drive and Rancho Conejo Boulevard, extending west to a parcel at the end of Rancho Conejo Boulevard.

The application includes two proposed Vesting Tentative Tract Maps (VTTM) that will reconfigure the existing lots. No new lots are proposed. VTTM 6021, which includes lots in Planning Areas B and 5, and VTTM 6022, which includes lots in Planning Area Q. VTTM No. 6021 includes approximately 36 acres that would be subdivided into 12 condominium lots for Buildings 1A, 1B, 1C, 1D, 1E, 1F, 1G, 2, 3, 4A, and 4B. VTTM 6022 includes approximately 15.50 acres that would be subdivided into 4 condominium lots for Buildings 5A, 5B, 6A, and 6B.

Project construction may encroach into the protected zone of a protected oak tree.

The proposed project would require approximately 100,656 cubic yards of cut and fill, which would be balanced on the site. As such, no import or export of materials is anticipated to occur.

The proposed project would consist of a maximum of seven phases, with an anticipated construction period of 12 to 18 months for each phase. It is anticipated that the entire project phasing will be completed within approximately 10 years from the commencement of the first phase.

The Project would require the following approvals are required from the City of Thousand Oaks.



Certification

- Environmental Impact Report [2022-70771 (EIR)]

Discretionary

- Vesting Tentative Tract Maps [2019-70440 (VTTM); 2019-40441 (VTTM)]
- Development Permit, including modifications to maximum building height and setback from centerline of street [2019-70439 (DP)]
- Protected Tree Permit (encroachment) [2021-71158 (PTP)]
- Uniform Sign Program [2019-40442 (USP)]

Ministerial

- Landscape Plan Review [2019-40443 (LPC)]
- Construction Permits, including building, grading, foundation, and associated permits
- Encroachment and Haul Route Permit, as may be required by the City of Thousand Oaks

Issues to be addressed in the EIR

The City will perform 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. The EIR will assess and disclose the reasonable foreseeable direct, indirect, and cumulative impacts that would likely result from the construction and operation of the proposed project. The EIR will identify mitigation measures if necessary to avoid, minimize, and offset potentially significant impacts of the project. The EIR will also describe the alternatives screening analyses conducted for the proposed project, and evaluate alternatives to the proposed project that would avoid, minimize, and offset potentially significant impacts of the project while attempting to meet the objectives of the proposed project.

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 EIR:

- | | |
|-----------------------------------|---------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Transportation |
| • Geological and Soils | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | • Wildfire |
| • Hydrology and Water Quality | |

This list omits the Agriculture and Forestry Resources section, Mineral Resources section, Population And Housing section, and Recreation section of the CEQA Appendix G Checklist and will not be discussed in the EIR as the environmental factors affiliated with these sections are not applicable and would not trigger impacts from the proposed project as discussed below:



Agriculture and Forestry Resources

The project site is not located on land designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance; land zoned for agricultural use, forest land, timber land; or land under a Williamson Act Contract. Therefore, environmental factors affiliated with the Agriculture and Forestry Resources section of the CEQA Appendix G Checklist are not applicable and would not trigger impacts from the proposed project.

Mineral Resources

The project site is not identified as a known mineral resource area and does not have a history of mineral extraction uses. Therefore, environmental factors affiliated with the Mineral Resources section of the CEQA Appendix G Checklist are not applicable and would not trigger impacts from the proposed project.

Population and Housing

The proposed project is a planned development included in the City of Thousand Oaks' Specific Plan No. 7 and does not include the construction of new housing. As such, the proposed project would not directly induce population growth that is not accounted for by the City of Thousand Oaks and would not induce population growth or displace people or housing.

Recreation

As discussed above, the proposed project would not result, directly or indirectly, in an unplanned increase in population. The proposed project includes an eight-foot multi-use/equestrian easement along the east side of the proposed Academy Drive and an additional three-foot multi-use/equestrian easement along the north side of Conejo Center Drive. This multi-use/equestrian trail will eventually connect to the proposed equestrian trail along Academy Drive west of the proposed project and the COSCA Western Plateau Trail. The proposed project would not require the construction or expansion of additional recreational facilities which might have an adverse physical effect on the environment.

Responsible and Trustee Agencies

In accordance with Section 15082 of the CEQA Guidelines, this NOP 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.

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 and 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 **Wednesday, March 1, 2023, 6:00 p.m.**, through an online webinar type format (Zoom) and in-person at the Civic Arts Plaza. The location, date, time, and webinar details of the project's Scoping Meeting are as follows:

Location: Civic Arts Plaza Oak and Park Rooms
2100 Thousand Oaks Boulevard, 3rd Floor
Thousand Oaks, CA 91362

Date and Time: Wednesday, March 1, 2023, 6:00 p.m.

Zoom Scoping Registration: Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_AIY3pv98Rle8eJRHB8JM1A

The City will consider all written comments regarding the potential environmental effects of the project received during the NOP public review period. All written comments received will be reviewed and considered by the City as part of the environmental analysis of the proposed project and will become a part of the public record for the Draft EIR. 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 services, please make your request no later than three working days (72 hours) prior to the meeting by contacting Scott Kolwitz at (805) 449-2319 or skolwitz@toaks.org.

Review and Response Period

In accordance with CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period. The 30-day public review period for the NOP will begin Friday, February 17, 2023, and end Monday, March 20, 2023. 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 5:30 p.m. on Monday, March 20, 2023.**

Upon completion, the 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>.

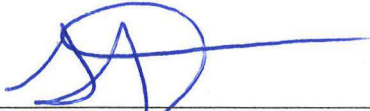


Submittal of Written Comments

Please send written/typed comments (including a name, email, telephone number, and/or other contact information) electronically or by mail to the following:

City of Thousand Oaks, Community Development Department
RE: Conejo Summit Project EIR
ATTN: Scott Kolwitz, Interim Planning Manager
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: skolwitz@toaks.org

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.



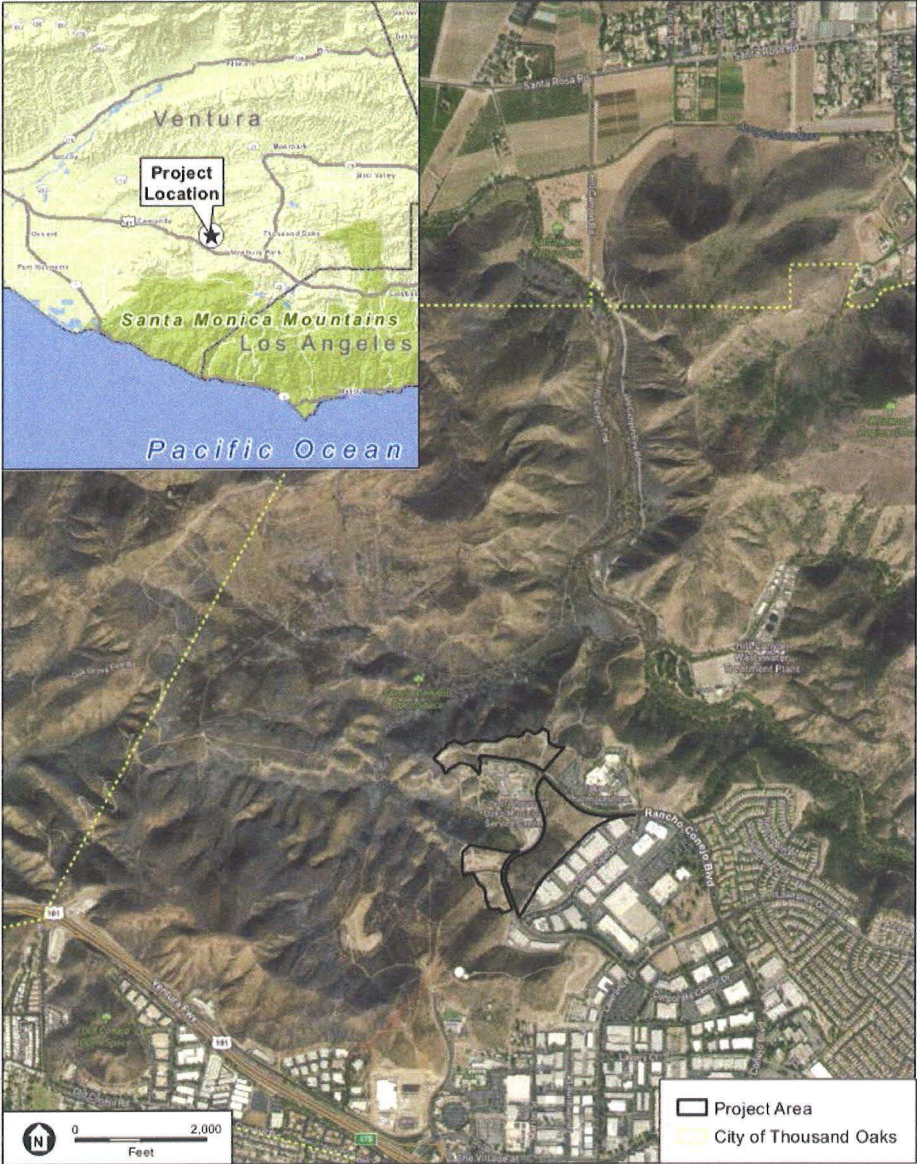
Scott Kolwitz, Interim Planning Manager
Community Development Department

2/17/23

Date



Figure 1 – Project Vicinity

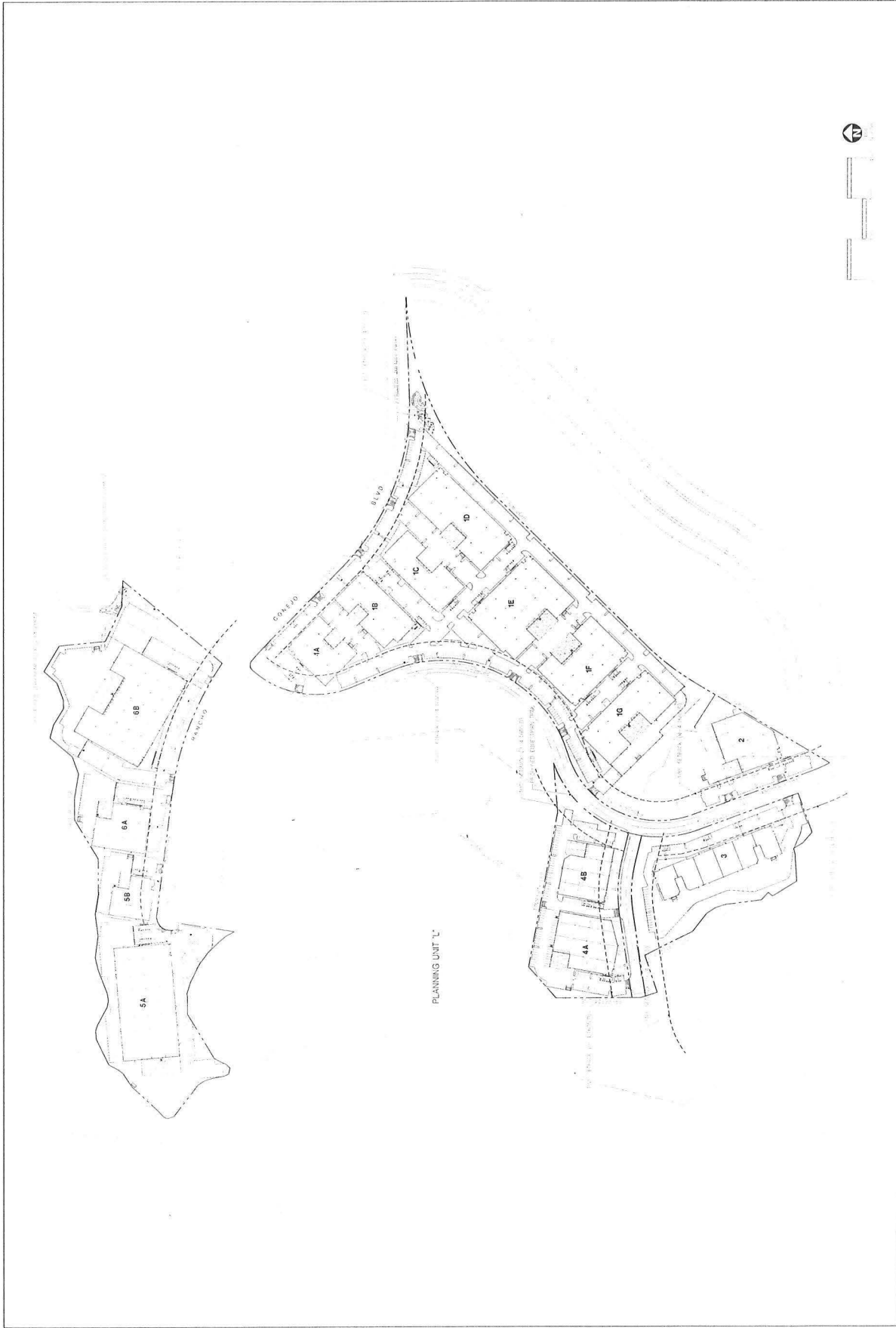


Source: Mapbox, 2021

Conejo Summit Project

Figure 1
Project Site and Surrounding Area





SOURCE: PK Architecture, 2021

Conejo Summit Project

Figure 2
Site Plan

