

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023020425

Project Title: Conejo Summit Project

Lead Agency: City of Thousand Oaks

Contact Name: Scott Kolwitz, Senior Planner

Email: skolwitz@toaks.gov Phone Number: (805) 449-2319

Project Location: Thousand Oaks, CA Ventura County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project includes construction of a 15-building business park on 16 privately owned parcels. The 16 parcels include previously created lots that are approximately 49.57 net acres and would be reconfigured into 16 condominium lots. The proposed building footprints would cover approximately 17 acres (754,222 square feet [SF]). The buildings would range in size from approximately 22,700 SF to 93,300 SF of floor space and the building heights would range from 37 to 41 feet above finished grade. Buildings would be setback from 52 feet to more than 100 feet from the centerline of adjacent streets. 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. In addition, utility hookups would be installed from existing lines within the streets to the proposed buildings. Landscaping would be installed on each lot. Project construction may encroach into the protected zone of protected oak and toyon trees around the perimeter of the Project site. The proposed project would require approximately 156,186 cubic yards of cut and fill, which would be balanced on the site. It is anticipated that the entire project phasing will be completed within approximately 10 years from the commencement of the first phase. The Project site is located within the Rancho Conejo Industrial Area on both sides of Conejo Center Drive and north of Rancho Conejo Boulevard within SP-7 planning area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the project would have the potential to have significant impacts on the following topics without the mitigation measures described herein: Aesthetics, Air Quality, Biological Resources, Cultural, Tribal Cultural and Paleontological Resources, Transportation, and Wildfire. However, with implementation of the mitigation measures identified in this Draft EIR, each potentially significant impact would be reduced to a less-than-significant level. All other resource areas found to have no impact or to be less-than-significant are also described in the Draft EIR.

Mitigation includes Building Colors & Materials, Lighting Schedule & Photometric Plan, Dust Control, Tier-4 Emissions Standards, Architectural Coatings, Transportation Demand Management Air Quality Impact Fee Payment, Valley Fever, Worker Education Awareness Program, Biological Monitoring, Demarcation of Disturbance Limits, Master Fuel Management Plan and Conejo Dudleya Habitat Enhancement, Stormwater Pollution Prevention Plan, Invasive Plant Species Prevention and Weed Control Plan, Crotch's Bumble Bee Pre-construction Surveys, Special-Status Reptile Pre-construction Survey, Nesting Bird Avoidance Survey, Lighting, Protected Tree Removal and Replacement, Tree Protection Prior to Initial Vegetation Removal or Initial Grading Activities, Tree Protection and Maintenance During Construction, Tree Maintenance After Construction, Native Habitat Enhancement, Qualified Archaeologist Retained, Deed Restriction, Annual Site Condition Verification Program, Archaeological Resources Sensitivity Training for Construction Personnel, Unanticipated Archaeological Discovery, Human Remains Discovery, Qualified Paleontologist Retained, Paleontological Resources Sensitivity Training for Construction Personnel, Paleontological Monitoring, Discovery, Pedestrian Access Network, Electric Charging Infrastructure, Multi-modal Facilities, Transportation Demand Management Facilities, Electric Vehicle Charging Infrastructure, and Construction Equipment Spark Arrestors. All mitigation measures are to be included in a Mitigation Monitoring and Reporting Program.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Transportation, and Utilities and Service Systems.

Provide a list of the responsible or trustee agencies for the project.

The following governmental agencies may have some level of approval for one or more aspects of the Project:

- U.S. Army Corps of Engineers may require approval of a Section 404 permit under the Clean Water Act related to the unnamed drainage north to west of the Project.
- California Department of Fish and Wildlife may require approval of a Lake or Streambed Alteration Agreement under Section 1600 of the California Department of Fish and Game Code related to the unnamed drainage north to west of the Project.
- Regional Water Quality Control Board may require a Stormwater NPDES for construction and operation of an industrial facility and Clean Water Act 401 Water Quality Certification related to the unnamed drainage north to west of the Project.

The project team recommends circulating the Draft EIR to the following agencies: Air Resources Board, California Highway Patrol, California Department of Transportation District #7, Fish and Wildlife Region #5, Native American Heritage Commission, Regional Water Quality Control Board Region #4, Department of Toxic Substances Control, and Department of Water Resources.