

## 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 Janss Marketplace Hotel Project**

**Location:** 225 North Moorpark Road, Thousand Oaks, CA 91360  
Generally located in the Janss Marketplace west of North Moorpark Road, north of West Hilcrest Drive, east of West Wilbur Road and south of Brazil Street. The project site is located within the 38-acre Janss Marketplace, the proposed hotel would be located on an existing 27.16-acre parcel (see the attached project location map – Figure 1).  
Assessor Parcel Number (APN): 525-0-030-470 (portion only)

**Applicant:** Verdant Thousand Oaks, LLC.  
16530 Bake Parkway, Suite 200  
Irvine, CA 92618

**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](mailto: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 Janss Marketplace Hotel Project (project).

### Project Location

The proposed project site is located in Ventura County, within the City of Thousand Oaks. More specifically, the project site is located near the center of the City, within the Janss Marketplace, approximately 1,040 feet north of the U.S. 101 Freeway (see **Figure 1 - Project Vicinity**). The project site is surrounded by commercial uses within the approximately 38-acre Janss Marketplace. Within the 38-acre Janss Marketplace, the proposed hotel would be located on an existing 27.16-acre parcel (project site). Within the 27.16-acre parcel, the footprint of the proposed hotel (project footprint) would be approximately 36,300 square feet (0.83-acres) while

the project's area of disturbance (project area of disturbance) would encompass approximately 1.21-acres.

## Project Description

The proposed project includes the construction of a five-story, 216-room, 132,144 square-foot hotel. The structure would include an open-air courtyard within the center of the building composed of two levels, the first floor consisting of a patio and event area, and the second floor consisting of a pool deck. The building footprint would cover approximately 36,300 square-feet (0.83-acres). The first-floor square footage would be split between hotel and retail space, with the former occupying approximately 17,500 square-feet of indoor space and approximately 5,200 square-feet of an outdoor courtyard, totaling 22,700 square-feet of hotel use on the ground floor. The retail space would occupy approximately 13,300 square-feet. Additionally, exterior patios would be planned for future retail tenants on the first floor. (see **Figure 2 – Partial Site Plan**). The remaining floors would be approximately 28,900 square-feet each, and the second floor would have an outdoor pool, deck, and planter area of approximately 2,300 square feet. The 216-room hotel would have 173 king rooms and 43 double-queen rooms. Primary components of the first floor would include a front desk and hotel management offices, a sundry store for hotel guests, three meeting rooms, a bar, a commercial kitchen and dining room, a fitness room, restrooms, two laundry rooms, and work areas. The courtyard on the first floor would include an event area and patio with outdoor dining. The remaining space on the first floor would be occupied by retail and a service corridor on the northern and eastern sides of the building. The main entrance for the hotel would be located on the western side of the building, setback from the access road. A secondary entrance for the hotel would be located on the eastern side of the building, accessed from the pedestrian walkway internal to the Janss Marketplace. The retail spaces would be accessible along the north and east sides of the building.

Primary access to the proposed building would be from a service road located east of West Wilbur Road and west of North Moorpark Road, and the main entrance would be located on the western side of the building, setback from the access road. The retail spaces would be accessible from the north and east sides of the building. Parking would be provided utilizing the existing 2,146 parking spaces within Janss Marketplace; of those spaces, it is expected that the hotel guests would predominantly park in the parking structure adjacent to Wilbur Road, which has approximately 1,327 spaces, conveniently located across from the project site. In addition, utility hookups would be installed from existing lines in proximity to the site. Landscaping would be installed in three primary planters. A combination of wall-mounted, recessed, and emergency light fixtures would be installed on-site to provide lighting in the outdoor areas and at entrances, and would be controlled via an astronomical time clock.

The project would require grading on-site to allow for project implementation, but significant changes in finish elevations are not expected. Project grading, following demolition of the existing use, would involve the entire 52,576 square-foot (1.21-acre) project disturbance area. Pedestrian paths of travel on the north, east and west sides of the hotel are anticipated to be improved. It is anticipated that site grading would require 84 cubic yards of cut, 28 cubic yards



of fill, and the export of 56 cubic yards of soil. No soil will be imported. Pile driving is not required to construct the hotel.

The proposed project is anticipated to include minimal drainage improvements, such as upgraded filtration, to be consistent with the City's stormwater regulations. The existing project area of disturbance is already developed for commercial use and current drainage flows to the west, toward the drive aisle located west of the building, and into a nearby catch basin. The proposed drainage pattern would match the existing conditions and runoff would flow west into nearby catch basins. The impervious area would remain approximately the same as existing conditions, so runoff flow rates and volumes would be similar to the existing conditions.

The 27.16-acre parcel's airspace is to be subdivided into three parcels for property conveyance and financial purposes. Parcel 1 (Master Ground Lot) would total 26.33 acres, Parcel 2 (hotel) would total 0.52 acres, and Parcel 3 (commercial) would total 0.31 acres.

The application also includes a zoning change, limited to the footprint of the hotel, from Community Shopping Center (C-3) to Community Shopping Center – Height Overlay (C-3-H), to increase the building height of up to 75 feet, instead of 35 feet.

The construction period for the proposed project is anticipated to be approximately 18 months.

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

#### Certification

- City of Thousand Oaks – Environmental Impact Report (EIR 2022-70002) disclosing the projects potential impacts, mitigations and benefits consistent with the provisions of the California Environmental Quality Act (CEQA);

#### Discretionary Permits

- City of Thousand Oaks – Zoning Change (Z 2021-70997), limited to the footprint of the hotel, from C-3 (Community Shopping Center) to C-3-H (Community Shopping Center – Height Overlay) to increase the hotel's maximum height to 75 feet;
- City of Thousand Oaks – Tentative Parcel Map (TTM 2022-70265) creating airspace rights which would allow the retail component to be sold separately from the hotel component;
- City of Thousand Oaks – Development Permit (DP 2022-70079) identifying the project's physical development and consistency with or waived provisions of the City's three-dimensional development standards contained in the Thousand Oaks Municipal Code (TOMC). Additionally, specifying the operations of the hotel, including outdoor dining;
- City of Thousand Oaks – Special Use Permit (SUP 2023-70009), identifying operational characteristics associated with the sale and consumption of alcohol;



## Ministerial

- Landscape Plan Review [2023-70006 (LPC)] confirming landscaping is consistent with the City's landscaping and irrigation standards.
- Construction Permits, including building, grading, foundation, and associated permits; and
- Encroachment and Haul Route Permit, as may be required by the City of Thousand Oaks.

## Other Agencies Whose Approval May Be Required

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

- **California Department of Alcoholic Beverage Control.** The California Department of Alcoholic Beverage Control is a government agency of the state of California that regulates the manufacture, distribution, and sale of alcoholic beverages.
- **Regional Water Quality Control Board.** The Regional Water Quality Control Board may require a Stormwater NPDES for construction and operation of a hotel / commercial development and Clean Water Act 401 Water Quality Certification related to the unnamed drainage north of the project.

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



This list omits the Agriculture and Forestry Resources section, Mineral Resources section, Population and Housing section, Recreation section and Wildfire sections 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 Agricultural 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 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 would not require the construction or expansion of additional recreational facilities which might have an adverse physical effect on the environment.

### ***Wildfire***

Due to the proposal being a repurposing of an already developed site, which is a portion of the previously developed Janss Marketplace, and the site is not in proximity to a high severity fire hazard zone and would not impair an emergency response or evacuation, exacerbate wildlife risk or exposure, the topic has been concluded as no impact/less than significant and does not warrant further review.

### **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 **March 1, 2023, 7:00 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, 7:00 p.m.

**Zoom Scoping Registration:** Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_64GsDTIhSz6XovRR97I6Eq](https://us02web.zoom.us/webinar/register/WN_64GsDTIhSz6XovRR97I6Eq)

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](mailto: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: Janss Marketplace Hotel Project EIR  
ATTN: Scott Kolwitz, Interim Planning Manager  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [skolwitz@toaks.org](mailto: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

02/17/23  
\_\_\_\_\_  
Date



Figure 1 – Project Vicinity





Figure 2 – Partial Site Plan

