

Notice of Availability

Date: August 11, 2023

To: State Clearinghouse, Public Agencies, Interested Parties

Subject: **Notice of Availability of a Draft Environmental Impact Report for the Janss Marketplace Hotel Project (SCH# 2023020431)**

Location: 225 North Moorpark Road, Thousand Oaks, CA 91360
Generally located in the Janss Marketplace west of North Moorpark Road, north of West Hillcrest 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, Senior Planner
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) is the lead agency and has prepared an Environmental Impact Report (EIR) for the Janss Marketplace Hotel Project (project).

Project Description

The proposed project includes the construction of a five-story, 216-room, approximately 133,000 square-foot hotel with guest amenities and approximately 13,600 square-feet of commercial retail space (and demolish approximately 35,500 square feet of commercial development) within the Janss Marketplace. 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 13,600 square-feet. Additionally, exterior patios would be planned for future retail tenants on the first floor. 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 2,642 parking spaces within Janss Marketplace; of those spaces, it is expected that the hotel guests would predominantly park in the parking structure adjacent to West Wilbur Road, which has approximately 1,396 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 hotel is anticipated to offer the sale and consumption of alcohol consistent with a Type 70 ABC License (On-sale General – Restrictive Service). This permit would authorize the sale or furnishing of beer, wine, and distilled spirits for consumption on the premises to the establishment’s overnight transient occupancy guests or their invitees. The hours of sale and operation would be consistent with local, state, and federal law.

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 allow for the proposed project to be considered for an increased 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.

- Zone Change 2021-70997
- Tentative Parcel Map 2022-70265
- Development Permit 2022-70079
- Special Use Permit 2023-70009
- Landscape Plan Review 2023-70006
- Environmental Impact Report 2022-70002
- Demolition Permit
- Grading Permit
- Building Permit
- Encroachment and Haul Route Permit

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

Issues Addressed in the EIR

Based on the Project Description and the City’s understanding of the environmental issues associated with the project, the following topics were evaluated in the EIR.

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

This list omits the Agriculture and Forestry Resources section, Mineral Resources section, Population and Housing section, and Wildfire section from the CEQA Appendix G Checklist because



these issues were found to result in no impacts and were focused out of the EIR during the Notice of Preparation process.

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 (State Clearinghouse), 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 project. Your agency should use the EIR for this project if it will consider a permit or other approval for the 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 on August 11, 2023, ending September 25, 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 on the Draft EIR be provided at the earliest possible date, but no later than 5:00 p.m. on September 25, 2023.**

The Draft EIR 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

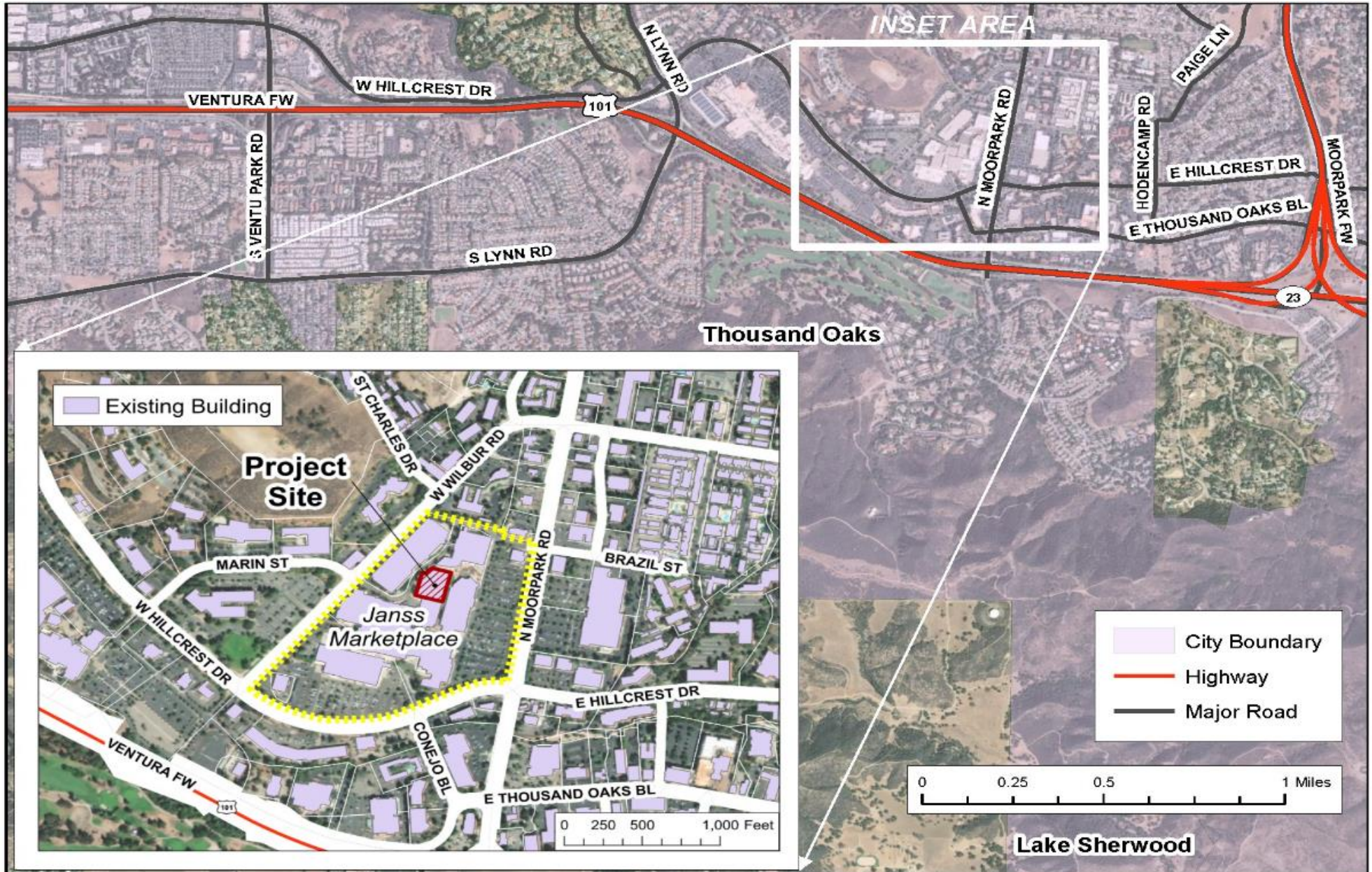
Please send written/typed comments (including a name, email, telephone number, and/or other contact information) electronically or by mail to the following:

City of Thousand Oaks, Community Development Department, Planning Division
RE: Janss Marketplace Hotel Project
ATTN: Scott Kolwitz, Senior Planner
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: skolwitz@toaks.org

Scott Kolwitz, Senior Planner
Community Development Department



Figure 1 – Project Location



SOURCE: ESRI; California Department of Transportation, County of Ventura; City of Thousand Oaks