

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 1300 Lawrence Drive Project

Lead Agency: City of Thousand Oaks Contact Person: Scott Kolwitz, Interim Planning Manager
 Mailing Address: 2100 East Thousand Oaks Boulevard Phone: (805) 449-2319
 City: Thousand Oaks Zip: 91362 County: Ventura

Project Location: County: Ventura City/Nearest Community: Thousand Oaks
 Cross Streets: Lawrence Drive and Corporate Center Drive Zip Code: 91320

Longitude/Latitude (degrees, minutes and seconds): 34 ° 11 ' 45.8 " N / -118 ° 55 ' 43.6 " W Total Acres: 6.64

Assessor's Parcel No.: 667-0-172-015, 667-0-172-025, 667-0-172-035 Section: S1 Twp.: T01N Range: R20W Base: _____
 Within 2 Miles: State Hwy #: HWY 101 Waterways: None
 Airports: None Railways: None Schools: 10 Schools

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Landscape, Protected Tree

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 120,384 Acres 6.64 Employees 360 Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Surface Parking Lot / Industrial Park (M-1) Zoning / Rancho Conejo Industrial Park Specific Plan (Specific Plan 15) / Industrial General Plan Designation

Project Description: *(please use a separate page if necessary)*

See attached pages.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 25, 2023 Ending Date May 25, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>EcoTierra Consulting, Inc.</u>	Applicant: <u>MP 1300 Lawrence Drive</u>
Address: <u>633 W. 5th Street, 26th Floor</u>	Address: <u>236 South Sierra Avenue, Suite 100</u>
City/State/Zip: <u>Los Angeles, CA 90071</u>	City/State/Zip: <u>Solano Beach, CA 92075</u>
Contact: <u>Curtis Zacuto</u>	Phone: _____
Phone: <u>(805) 907-2342</u>	

Signature of Lead Agency Representative:  Date: April 25, 2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

1300 Lawrence Drive Project Description

The Project applicant is MP 1300 Lawrence Drive, LLC a Delaware LLC. The Project includes a request for Approval of a Mitigated Negative Declaration (MND - 2022-70001), Development Permit (DP - 2022-70824), Land Division Minor Modification (LDMN - 2022-70825), Parcel Map Waiver (PMW - 2022-70826), Landscape Plan Check (LPC - 2022-70827), and a Protected Tree Permit (PTP – 2022-70979).

The Project would merge the three Project Site parcels in order to allow the demolitions of the existing surface parking lot and develop a new one-story, industrial shell building for warehouse/storage use and related site improvements, including truck court and 191 surface parking spaces. The Project includes a request for a height waiver to exceed the maximum height allowed under the Site's M-1 zoning of 35 feet. The proposed building would have a height of 37 feet, a 116,384-square-foot footprint, and a total building area of 120,348 square-feet, consisting of 112,384 square-feet of warehouse space and 8,000-square-feet of office space (including a 4,000-square-foot mezzanine). The Project would also include 35,615-square-feet of landscape area, consisting of shrubs/groundcover/vines and 122 trees. The two existing Oak trees would be removed and replaced at a 3:1 ratio. The Project Site is located within the "Newbury Park" section of the Forestry Master Plan and the Project's Landscape Plan is required to be consistent with the Newbury Park Regional Character Design Guidelines and California Building Energy Efficiency Standards (Title 24) water efficiency and conservation requirements. The Project would result in a building coverage area of 40 percent and a landscape coverage area of 12 percent.

The Project would be consistent with Title 24 and would include: bicycle parking; electric vehicle charging stations; infrastructure for future electric vehicle charging (including medium- and heavy-duty charging); shade trees; water-conserving indoor plumbing fixtures and fittings; weather-resistant exterior wall and foundation envelope; and low volatile-organic-compound (VOC) architectural coatings. Landscape irrigation would also comply with the California Department of Water Resource's Model Water Efficient Landscape Ordinance. The building is anticipating a Leadership in Energy and Environmental Design (LEED) certification.

Building lighting would be limited to points of ingress/egress, security lighting, accent lighting, and lighting for signage. Parking lot lighting would be typical of industrial development. Specifically, the Project would install pole-mounted security lights throughout the proposed parking areas, wall-mounted security lights along the perimeter of the proposed building, and internally-illuminated tenant and monument directional signage. All lighting would be downward facing, shielded, and limited in brightness.

The Project would include onsite drainage improvements in the form of a stormwater biofiltration system consisting of three modular wetlands installed upstream of existing storm drain inlets along Corporate Center Drive and full capture filters in catch basins throughout the Site. Stormwater runoff would ultimately be discharged to the existing municipal stormwater drainage system after undergoing trash removal in the catch basin filters and water quality treatment in the modular wetlands. The biofiltration system would meet the stormwater discharge requirements of the Los Angeles Regional Water Quality

Control Board and would also be designed in accordance with the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures Manual.

Project access would be provided by one two-way driveway along Corporate Center Drive and two two-way driveways along Lawrence Drive. All proposed driveways and internal circulation would provide adequate fire lane access. ADA-accessible pedestrian path of travel to the building would be provided from proposed sidewalks along both Corporate Center Drive and Lawrence Drive. The 191 proposed parking spaces would include 105 standard stalls, 35 compact stalls, 5 ADA-accessible stalls, 1 ADA-van-accessible stall, 20 electric-vehicle stalls, 23 clean-air-vehicle stalls, 1 electric-vehicle-ADA-accessible stall, and 1 electric-vehicle-ADA-van-accessible stall. The Project would also provide 34 electric-vehicle charging stations and 10 bicycle parking spaces.

Following City approvals and issuance of building and grading permits, it would take approximately 7 months for demolition, debris and vegetation removal, grading, and construction activities to complete the project. Project demolition is anticipated to begin in July of 2023 and completion of construction and architectural coatings/finishing is expected for February 2024. The applicant estimates 37,445 cubic yards of cut, 26,018 cubic yards of fill, and 11,427 cubic yards of export requiring hauling and disposal consisting of 6,000 cubic yards of soil and 5,427 cubic yards of demolition debris. Construction and demolition waste and soil export would be hauled to Calabasas landfill via the 101 Freeway, which would be accessed from the Rancho Conejo Boulevard onramp by way of Lawrence Drive to Hillcrest Drive from the Project Site. All staging of construction equipment would occur onsite.

During the Project's operational phase, employees would have access to the Site 24 hours a day, 365 days a year. The applicant has stated that approximately 360 employees would work at the Project Site; however, not at the same time. Conservatively assuming only two operational work shifts, no more than 180 employees would be at the Project Site at one time.