

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the City of Thousand Oaks (City), acting as the Lead Agency under the California Environmental Quality Act (CEQA), is circulating an Initial Study (IS) and Mitigated Negative Declaration (MND) with the intent to adopt the IS/MND for the following project:

- Project Name:** 1300 Lawrence Drive Project
- Project Numbers:** Mitigated Negative Declaration (2022-70001 MND)  
Development Permit (2022-70824 DP)  
Land Division Minor Modification (2022-70825 LDMN)  
Parcel Map Waiver (2022-70826 PMW)  
Landscape Plan Check (2022-70827 LPC)  
Protected Tree Permit (2022-70979 PTP)
- Project Location:** 1300 Lawrence Drive, 2350/2400 Corporate Center Drive in the City of Thousand Oaks, Ventura County, California  
APN: 667-0-172-015, 667-0-172-025, and 667-0-172-035
- Project Area:** The project site is south of the intersection of Lawrence Drive and Corporate Center Drive within the Industrial Park (M-1) zone district within the Rancho Conejo Industrial Park Specific Plan (Specific Plan 15) area with an Industrial land use designation.
- Project Applicant:** MP 1300 Lawrence Drive, LLC
- Lead Agency/Contact:** City of Thousand Oaks  
Scott Kolwitz, Interim Planning Manager  
(805)449-2319  
[skolwitz@toaks.org](mailto:skolwitz@toaks.org)

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**Project Description:** The proposed 1300 Lawrence Drive Project (Project) is located on three parcels totaling 6.64-acres and currently improved with an 820-space, surface parking lot developed in the 1990s. The Project would merge the three Project Site parcels 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 proposed building would have a height of 37-feet, a 116,384square 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. Two existing Oak trees would be removed and replaced at a 3:1 ratio.

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. The building is anticipating a Leadership in Energy and Environmental Design (LEED) certification.

Project demolition is anticipated to begin in July of 2023, and completion of construction and architectural coatings/finishing is expected for February 2024. Approximately 360 employees would work at the Project Site; however, not at the same time. Employees would have access to the Site 24 hours a day, 365 days a year.

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**Environmental Effects:** The IS/MND includes a comprehensive evaluation of the potential impacts for this project in accordance with the CEQA Guidelines and describes potentially significant impacts to Air Quality, Biological Resources, Cultural Resources, Geology and Soils (Paleontology), Tribal Cultural Resources, and Mandatory Findings of Significance. Mitigation measures have been defined to reduce impacts to less than significant levels and are to be included in a Mitigation Monitoring and Reporting Plan. All other resource areas found to have no impact or to be less than significant are also described in the IS/MND.

**Public Review Period:** The IS/MND will be circulated for 30-days for public review. Comments on the MND must be received between Tuesday, April 25, 2023, and Thursday, May 25, 2023. Written comments must be submitted by **5:00p.m. on Thursday, May 25, 2023**, to: Scott Kolwitz at the City of Thousand Oaks, Community Development Department, 2100 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362, or email comments to [skolwitz@toaks.org](mailto:skolwitz@toaks.org).

**Availability of Environmental Documentation:** The IS/MND may be viewed on the web at: <https://www.toaks.org/departments/community-development/planning/environmental-impact>

Printed copies of the Mitigated Negative Declaration will be available at the City of Thousand Oaks Offices located at 2100 East Thousand Oaks Blvd, Thousand Oaks, California 91362.

**Public Hearing:** The date, time, and place of a future public hearings will be appropriately notified per City and CEQA requirements.

Signature: \_\_\_\_\_

  
Scott Kolwitz  
Interim Planning Manager

Publication Date: April 25, 2023