

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 #: 2022060087

Project Title: 195 East Hillcrest Drive (Addendum to Thousand Oaks 2045 General Plan Update)

Lead Agency: City of Thousand Oaks

Contact Name: Carlos Contreras, Senior Planner

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Project Location: Thousand Oaks, Ventura County

City

County

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

The Project is located on Assessor Parcel Number ("APN") 669-0-021-255.

Request to demolish two existing commercial office buildings and construct a new apartment building establishing a horizontal mixed-use development consisting of 297 residential units, including 25 lower-income deed-restricted affordable units with a 20 percent Density Bonus, including remodeling a 10,184 square-foot stand-alone commercial building, common exterior gathering areas, roof decks, dog park, other amenities, grading, hardscape, and landscape. The 297 residential units would be distributed within one 5-story, 56-foot-tall multi-family residential building with 66-foot-tall elevator/stairwell features, including an internal 5-level parking structure. The project provides 490 total on-site parking spaces, which consist of 449 residential and 41 commercial parking spaces. The project includes a request to subdivide the subject 8.21-acre parcel into one master parcel (8.21 acres) and one airspace parcel for the existing commercial building (0.318-acre parcel).

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

The General Plan Update EIR required the following mitigation measures:

(General Plan) AQ-1: Adopt and Implement a New General Plan Policy the Requires Construction HRA.

(General Plan) AQ-2: Conduct Operational HRA.

(General Plan) BIO-1: Conduct Pre-Construction Bird Surveys and Implement Avoidance and Minimization Measures.

(General Plan) BIO-2: Special Status Bat Species Habitat Assessment Survey and Emergence Survey(s).

(General Plan) BIO-3: Conduct Pre-construction Crotch's Bumblebee Surveys and Implement Avoidance Measures.

(General Plan) CUL-1: Historical Resources.

(General Plan) CUL-2: Archaeological Resources Assessment.

(General Plan) CUL-3: Unanticipated Discoveries.

(General Plan) CUL-4: Suspend Work Around Tribal Cultural Resources Identified During Construction.

(General Plan) PAL-1: Retention of Qualified Professional Paleontologist.

(General Plan) GHG-1: Adopt and Implement a CEQA GHG Emissions Threshold.

(General Plan) GHG-2: Adopt Thousand Oaks CEAP to Meet the State's 2030 GHG Emissions Goals.

(General Plan) NOI-1: Conduct Construction Noise Analysis.

(General Plan) NOI-2: Implement Roadway Vehicle Noise Reduction Measures.

(General Plan) NOI-3: Construction Vibration Control Plan.

(General Plan) TRA-1: Achieve VMT Reductions for Development Projects.

(General Plan) UTIL-1: Provisions of a Will Serve Letter.

The Project would not conflict with the implementation of any mitigation measures identified and required by the General Plan Update EIR. Mitigation measures applicable to Project-specific impacts include AQ-1, BIO-1, BIO-2, BIO-3, CUL-2, CUL-3, CUL-4, PAL-1, NOI-1, NOI-2, TRA-1, and UTIL-1. No new or substantially-increased impacts were identified and no additional mitigation measures would be required. All potential impacts would be less than significant with mitigation.

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

No areas of controversy or other issues have been raised.

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

City of Thousand Oaks.