

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 # 2023020425

Project Title: Conejo Summit
Lead Agency: City of Thousand Oaks **Contact Person:** Scott Kolwitz, Senior Planner
Mailing Address: 2100 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: Conejo Center Drive and Rancho Conejo Boulevard **Zip Code:** 91320
Longitude/Latitude (degrees, minutes and seconds): 34 ° 12 ' 11.25 " N / 118 ° 55 ' 56 " W **Total Acres:** 49.57
Assessor's Parcel No.: 987-0-340-030; -045; -055; -065; -075; 085; -095; -105; -125; 135; -145; -155; + **Section:** 36 **Twp.:** 2 North **Range:** 20 West **Base:** Thousand Oaks
Within 2 Miles: **State Hwy #:** 101 **Waterways:** N/A
Airports: N/A **Railways:** N/A **Schools:** Conejo Valley Unified School District

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

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: Protected Tree Permit

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 754,222 Acres 50 Employees 985
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 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: Cultural, Energy, Services

Present Land Use/Zoning/General Plan Designation:
 Specific Plan No.7 designates the parcels as Employment Park, Industrial Park (M-1) zoning, Industrial Low General Plan land use designation.

Project Description: *(please use a separate page if necessary)*
 The proposed project includes construction of a 15-building business park on 16 privately owned parcels. The 16 parcels include previously created lots that are approximately 49.57 net acres and would be reconfigured into 16 condominium lots. The proposed building footprints would cover approximately 17 acres (754,222 square feet [SF]). The buildings would range in size from approximately 22,700 SF to 93,300 SF of floor space and the building heights would range from 37 to 41 feet above finished grade. Buildings would be setback from 52 feet to more than 100 feet from the centerline of adjacent streets. Typically, each building would have office space at the front of the building with warehouse/light manufacturing space in the rear. Primary access to the proposed buildings would be from Rancho Conejo Boulevard and Conejo Center Drive. Parking would be provided in surface lots, generally located around each building. In addition, utility hookups would be installed from existing lines within the streets to the proposed buildings. Landscaping would be installed on each lot. Project construction may encroach into the protected zone of protected oak and toyon trees around the perimeter of the Project site. The proposed project would require approximately 156,186 cubic yards of cut and fill, which would be balanced on the site. It is anticipated that the entire project phasing will be completed within approximately 10 years from the commencement of the first phase. The Project site is located within the Rancho Conejo Industrial Area on both sides of Conejo Center Drive and north of Rancho Conejo Boulevard within SP-7 planning area.

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 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 checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # R4
<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 # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date November 26, 2024 Ending Date January 10, 2025 @ 5:00 PM

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Thousand Oaks Master, LLC</u>
Address: <u>2495 Townsgate Road Suite 200</u>	Address: <u>11200 Corbin Avenue, Suite 201</u>
City/State/Zip: <u>Thousand Oaks, CA 91361</u>	City/State/Zip: <u>Porter Ranch, CA 91326</u>
Contact: <u>Kevin Smith</u>	Phone: <u>(949) 448-0061</u>
Phone: <u>858-735-9403</u>	

Signature of Lead Agency Representative:  Date: 11/19/24

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