



Notice of Availability

Date: November 26, 2024

To: State Clearinghouse, Public Agencies, Interested Parties

Subject: Notice of Availability of a Draft Environmental Impact Report for the Conejo Summit Project (SCH# 2023020425)

Location: The Project site consists of approximately 49.57 net acres and is located in Ventura County, within the City of Thousand Oaks. More specifically, the Project site is located near the western boundary of the City within the northwestern portion of the Rancho Conejo Industrial Area on both sides of Conejo Center Drive, and north of Rancho Conejo Boulevard, approximately 1 mile north of the 101 Freeway. The Project site is located entirely within the City's Specific Plan No. 7 planning area (Figure 1). Assessor Parcel Numbers (APNs): 667-0-340-030; -045; -055; -065; -075; -085; -095; -105; -125; -135; -145; -155; -185; -195.

Applicant: Thousand Oaks Master, LLC
11200 Corbin Avenue, Suite 201
Porter Ranch, CA 91326

Project Contact: City of Thousand Oaks
Scott Kolwitz, Senior Planner
Community Development Department
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: skolwitz@toaks.gov
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 Conejo Summit Project (Project).

Project Description

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 would require the following approvals.

- Vesting Tentative Tract Maps [2019-70440 (VTTM); 2019-70441 (VTTM)]
- Development Permit, including modifications to maximum building height and setback from centerline of street [2019-70439 (DP)]
- Protected Tree Permit (encroachment) [2021-71158 (PTP)]
- Uniform Sign Program [2019-70442 (USP)]
- Landscape Plan Review [2019-70443 (LPC)]
- Certification of the Final Environmental Impact Report [2022-70771 (EIR)]
- Construction Permits, including building, grading, foundation, and associated permits
- Encroachment and Haul Route Permit, as may be required by the City of Thousand Oaks

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, Tribal Cultural and Paleontological Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Utilities and Service Systems
- Wildfire



This list omits the Agriculture and Forestry Resources section, Hazards and Hazardous Materials section, Mineral Resources section, Population and Housing section, and Recreation section from the CEQA Appendix G Checklist because these issues were found to result in no significant 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 Land Use and Climate Innovation (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 November 26, 2024, ending January 10, 2025.** 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 January 10, 2025.**

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://toaks.gov/environmental>

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: Conejo Summit Project
ATTN: Scott Kolwitz, Senior Planner
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: skolwitz@toaks.gov



Scott Kolwitz, Senior Planner
Community Development Department



Figure 1 – Project Location



Source: Mapbox, 2021

Conejo Summit Project

Figure 1
Project Site and Surrounding Area