



# Community Development Department

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

## Notice of Availability Downtown Thousand Oaks Project

- Date:** March 5, 2026
- To:** Governor's Office of Land Use and Climate Innovation, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Ventura County Clerk, and other Interested Parties
- Subject:** **Notice of Availability of a Draft Environmental Impact Report for the Downtown Thousand Oaks Project (SCH # 2025090621)**
- Location:** Thousand Oaks Civic Arts Plaza, generally bound by Thousand Oaks Boulevard to the north, Highway 101 to the south, Conejo School Road to the east, and Oakwood Drive to the west; generally described as 2100 East Thousand Oaks Boulevard. (Including some or all portions of 1868, 1934, 1938, and 1948 East Thousand Oaks Boulevard. Assessor Parcel Numbers [APNs]: 670-0-181-110, -090, -140; -235, -250, -260, -270, -340, -350, and -360; 670-0-182-050, -060, -190, -210, -220, -230, and 671-0-240-450, and -460). 265 South Rancho Road (APN 676-0-040-105) and 110 South Conejo School Road (APN 671-0-240-410) would be used for off-site parking only. 2150 and 2200 East Thousand Oaks Boulevard (APN 671-0-240-485, and -475) are included in the Specific Plan Amendment area but are not part of the area to be disturbed.
- Applicant:** City of Thousand Oaks  
2100 East Thousand Oaks Boulevard  
Thousand Oaks, CA 91362
- Project Contact:** City of Thousand Oaks  
Krystin Rice, Planning Manager  
Community Development Department  
2100 East Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [krice@toaks.gov](mailto:krice@toaks.gov)  
Office: (805) 449-2335
- Case Number(s):** CEQA-2025-70002, GP-2025-70001, SP-2025-70001, TTM-2025-70003, DP-2025-70015, PTP-2025-70093, SUP-2025-70022

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 Downtown Thousand Oaks Project (project)<sup>1</sup>.

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<sup>1</sup> Since the City has determined that an EIR was required for the project, pursuant to Section 15060(d) of the CEQA Guidelines, preparation of an Initial Study was not required and, therefore, one was not prepared.

## **Project Description**

The approximately 17.68-acre proposed project site is generally located at 2100 East Thousand Oaks Boulevard; refer to Exhibit 2, Site Vicinity. The project site is currently designated Institutional and Commercial Neighborhood, and zoned SP-11 and SP-20; refer to Exhibit 3, Existing Land Use Designations. The site is specifically bound by Thousand Oaks Boulevard and commercial uses (i.e., Saremi and Johnstone Dentistry) to the north, Conejo School Road and commercial uses (i.e., The Lakes shopping center) to the east, Highway 101 to the south, and Oakwood Drive, commercial uses (i.e., Enhanced Landscape, a private landscape company), and single-family residential uses to the west. The site is located within the Civic Arts Specific Plan (SP-11) and Thousand Oaks Boulevard Specific Plan (SP-20), and consists of three public right-of-way segments (i.e., Thousand Oaks Boulevard, Dallas Drive, and Oakwood Drive). The proposed project would use the parking facilities at 265 South Rancho Road and 110 South Conejo School Road for satellite parking during peak demand times. These locations would also be utilized for off-site construction laydown areas.

The proposed project involves a General Plan Amendment to change the land use designation of a 5.33-acre portion of the project area to Mixed-Use and increase the height within that area, refer to Exhibit 4, Proposed Land Use Designations; amendment of the Civic Arts Plaza Specific Plan (SP No. 11) to facilitate development of a new pedestrian-oriented downtown, including mixed-use residential, a hotel, commercial, office, and entertainment uses; partial reconstruction of the existing City Hall; public amenities such as a park plaza and outdoor amphitheater; and supporting infrastructure, including new roadways, reconfigured utilities, and stormwater management improvements; a Tentative Tract Map consolidating 14 existing parcels into 9 new lots; a Development Permit for construction of four new buildings, including a seven-story, 142-key hotel; a seven-story, 161-unit mixed-use building (26 affordable units) with subterranean garage; a four-story, 79-unit mixed-use building (13 affordable units) with subterranean garage; a two-story restaurant building; and a public park with a children's play structure, splash pad, interactive play equipment, informal stages and seating areas, and flexible open space; a Special Use Permit for the sale and consumption of alcohol; and a Protected Tree Permit for the removal and replacement of protected trees, as well as the encroachment into the protected zone of protected trees. The proposed project would be constructed in five phases, (refer to Exhibit 5, Phasing Plan) which are anticipated to commence in 2027 and be completed by 2032.



## **Issues to be Addressed in the EIR**

For the EIR, Phases 1, 2A, and 2B were analyzed at a project-level per California Environmental Quality Act (CEQA) Guidelines Section 15161, and Phases 2C and 3 were analyzed at a programmatic-level per CEQA Guidelines Section 15168. The EIR provides both project-level and programmatic-level analyses depending on the nature and scope of information available for each component of the project in accordance with CEQA Guidelines Sections 15161, 15165, and 15168.

The City performed a comprehensive evaluation of the potential impacts of this project in accordance with the CEQA Guidelines and, more specifically, Appendix G, in order to determine if the proposed project would have potentially significant impacts. The EIR identified mitigation measures if necessary to avoid, minimize, and offset potentially significant impacts of the project. The EIR also described the alternatives screening analysis conducted for the proposed project and evaluated alternatives to the proposed project that would avoid, minimize, and offset potentially significant impacts of the project while attempting to meet the objectives of the proposed project.

Based on the project description and the Lead Agency's understanding of the environmental issues associated with the project, the following topics were evaluated in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



This list omits the Agriculture and Forestry Resources section and Mineral Resources section from the CEQA Appendix G Checklist because these issues were found to result in no impacts and were focused out of the EIR during the Notice of Preparation process. The project site is not listed in a hazardous materials database and has not been identified by the Department of Toxic Substances Control as a hazardous waste site.

The Draft EIR determined that the proposed project would have significant and unavoidable impacts on air quality (Air Quality Management Plan Consistency, Criteria Air Pollutant Emissions, Cumulative Air Quality Impacts) and transportation (Vehicle Miles Traveled [VMT], Cumulative VMT Impacts). The following topical areas were determined to have less than significant impacts with mitigation incorporated: aesthetics, air quality (Sensitive Receptors Exposure to Toxic Air Contaminant Concentrations), biological resources, cultural resources, geology and soils, greenhouse gas emissions, noise, and tribal cultural resources. The following topical areas were determined to have less than significant impacts: air quality (Objectionable Odors Exposure), energy, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services and recreation, transportation (Conflict with Local Program, Plan, Ordinance, or Policy; Roadway Safety Hazards; Emergency Access), utilities, and wildfire.

### **Responsible and Trustee Agencies**

In accordance with CEQA Guidelines Section 15087, this Notice of Availability (NOA) is being sent to the Governor's Office of Land Use and Climate Innovation (formerly the Governor's Office of Planning and Research), Responsible Agencies, Trustee Agencies, and other interested parties. The City encourages Responsible Agencies, Trustee Agencies, and other interested parties to provide input regarding the scope and content of the environmental information relevant to their statutory responsibilities in connection with the proposed project. Responsible Agencies, Trustee Agencies, and other interested parties should utilize the EIR for this project if the entity will consider a permit and/or other approval for the proposed project.

### **Review and Response Period**

In accordance with CEQA Guidelines Section 15087, this NOA is being circulated for 45 days for public review. The 45-day public review period for the NOA will begin on Friday, March 6, 2026, and end Monday, April 20, 2026. Pursuant to CEQA Guidelines Section 15087, responses to this NOA must be provided during the 45-day public review period. **The City requests that written comments on the Draft EIR be provided at the earliest possible date, but no later than 5:30 p.m. on Tuesday, April 21, 2026.**



The Draft EIR is available for public review at the City of Thousand Oaks, Community Development Department, Planning Division, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362; the Grant R. Brimhall Library, 1401 East Janss Road, Thousand Oaks, CA 91362; the Newbury Park Library, 2331 Borchard Road, Newbury Park, CA 91320; or on the City of Thousand Oaks website at: <https://toaks.gov/environmental>.

**Submittal of Written Comments**

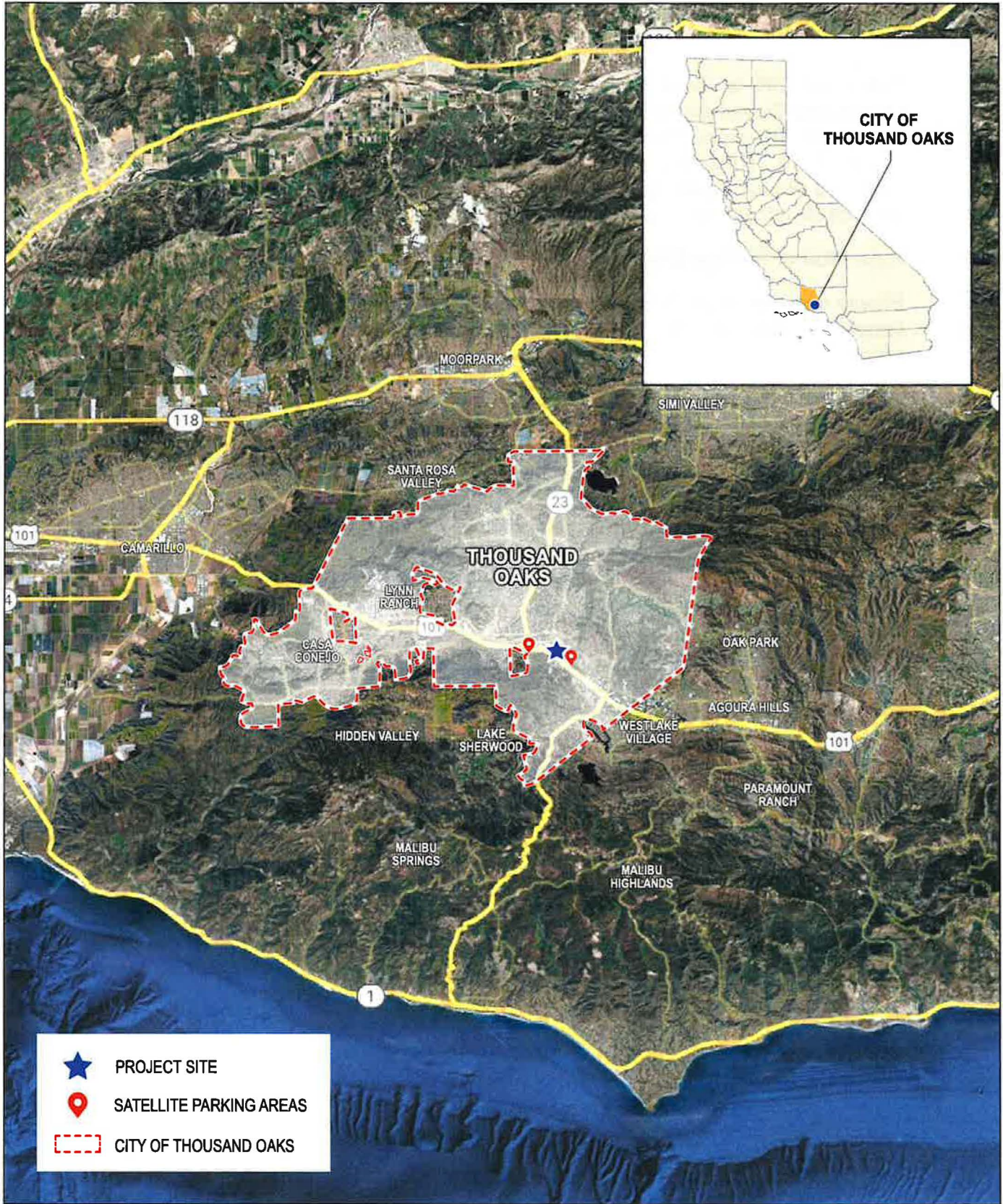
Please send written/typed comments, including first and last name, email address, telephone number, and/or other contact information (this information is recommended, but not required) electronically or by mail to the following:

City of Thousand Oaks  
Community Development Department  
Planning Division  
**ATTN:** Krystin Rice, Planning Manager  
**RE:** Downtown Thousand Oaks Project  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [krice@toaks.gov](mailto:krice@toaks.gov)

Krystin Rice  
Krystin Rice, Planning Manager  
Community Development Department

3/2/2026  
Date





Source: Google Earth Pro, January 2026

**DOWNTOWN THOUSAND OAKS PROJECT**  
**ENVIRONMENTAL IMPACT REPORT**

**Regional Vicinity**



 NOT TO SCALE

02/2026



Source: Google Earth Pro, February 2026



NOT TO SCALE

02/2026

DOWNTOWN THOUSAND OAKS PROJECT  
 ENVIRONMENTAL IMPACT REPORT

## Site Vicinity

Exhibit 2



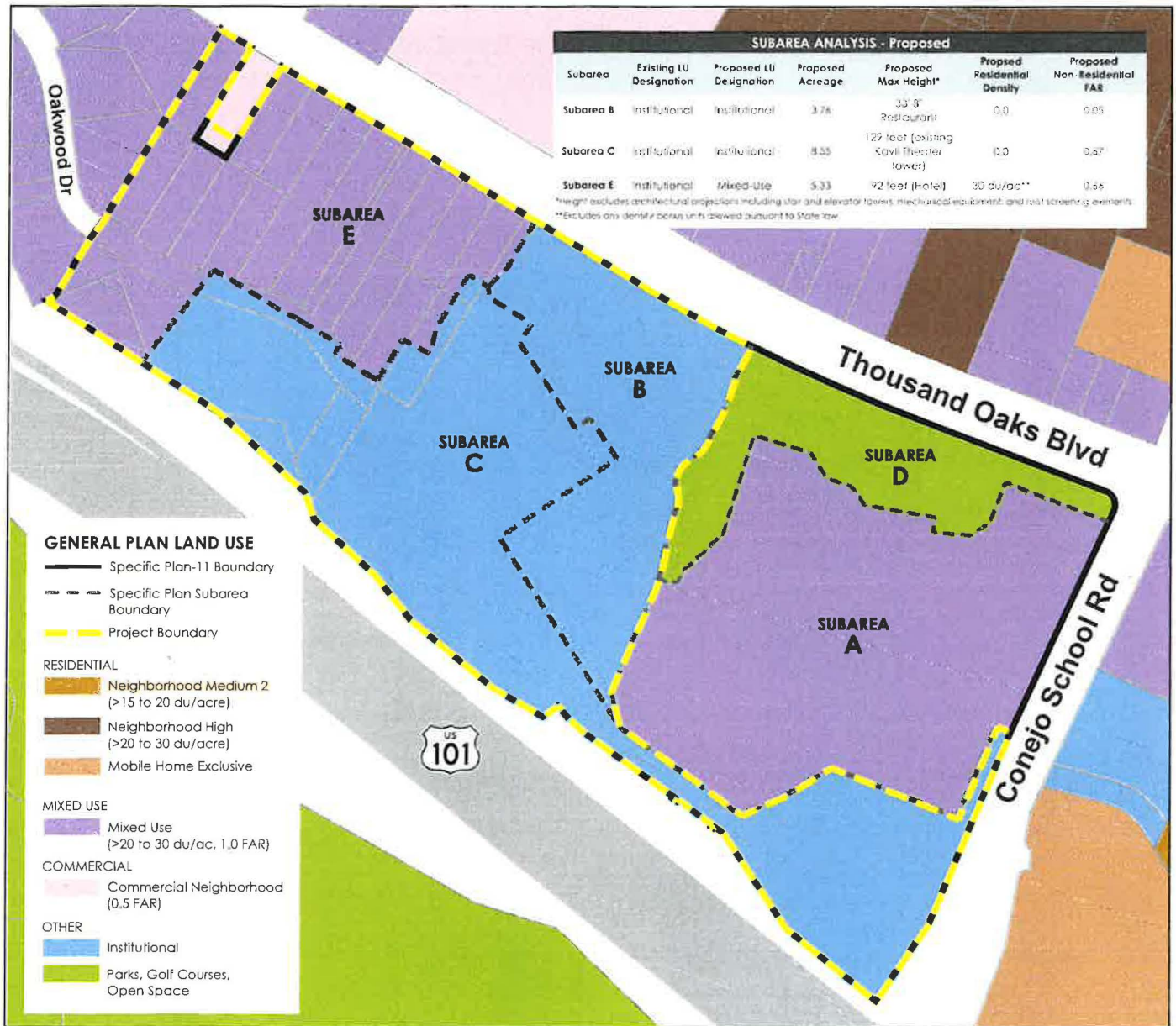
Source: RRM Design Group, February 2026

**Existing Land Use Designations**



NOT TO SCALE

02/2026



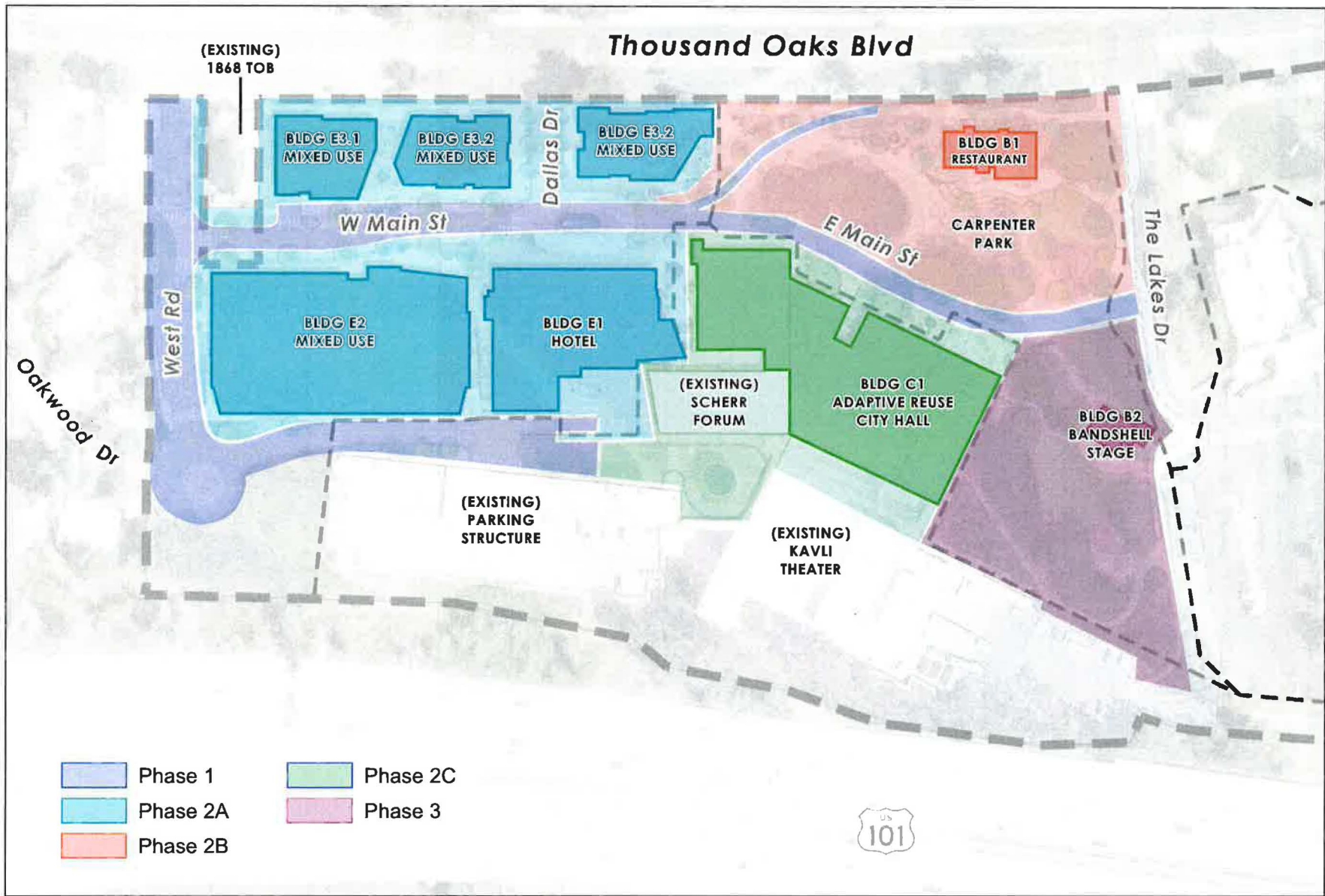
Source: RRM Design Group, February 2026

# Proposed Land Use Designations



NOT TO SCALE

02/2026



Source: RRM Design Group, January 2026



NOT TO SCALE

01/2026

DOWNTOWN THOUSAND OAKS PROJECT  
 ENVIRONMENTAL IMPACT REPORT  
**Proposed Phasing Plan**

Exhibit 5