

Appendix A

Notice of Preparation



Community Development Department

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
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Notice of Preparation and Scoping Meeting Downtown Thousand Oaks Project

- Date:** September 11, 2025
- 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 Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Downtown Thousand Oaks Project**
- Location:** 2100 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362
Generally located north of the Ventura Freeway (Highway 101), south of Thousand Oaks Boulevard, and west of Conejo School Road. The project site is situated on a 17.56-acre area; refer to Exhibit 1, *Regional Vicinity*, and Exhibit 2, *Site Vicinity*.
- Applicant:** City of Thousand Oaks
2100 East Thousand Oaks Boulevard
Thousand Oaks, CA 91362
- Project Contact:** City of Thousand Oaks
Justine Kendall, AICP, Senior Planner
Community Development Department
2100 East Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: jkendall@toaks.gov
Office: (805) 449-2355
- 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) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Downtown Thousand Oaks Project (project)¹.

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

Project Location

The City encompasses approximately 56 square miles and is located in the southeastern portion of Ventura County; refer to Exhibit 1, *Regional Vicinity*.

Surrounding jurisdictions include the cities of Simi Valley and Moorpark to the north, Westlake Village and Agoura Hills to the east, Malibu to the south, and Camarillo to the west, with unincorporated areas of Ventura County generally occupying the intervening areas along the City's jurisdictional boundaries.

The approximately 17.56-acre project site is generally located at 2100 East Thousand Oaks Boulevard; refer to Exhibit 2, *Site Vicinity*. 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.

Regional access to the project site is provided via Highway 101. Local access is provided via Thousand Oaks Boulevard and Conejo School Road. 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) and encompasses the following Assessor's Parcel Numbers (APNs):

- 670-0-181-090, -110, -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.

It should be noted that the proposed project would use the parking facilities at 265 South Rancho Road, 2400 Willow Lane, 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, except for the 2400 Willow Lane location.

It should also be noted that APNs 671-0-240-475 and -485 are part of SP-11, which is being updated in its entirety. However, these parcels are not affected by the proposed Specific Plan Amendment, nor are these parcels being developed in any way as part of the proposed project.

Existing Conditions

The project site is currently developed with the Civic Arts Plaza (CAP) complex, a six-story parking structure with approximately 760 spaces, and three commercial buildings. The CAP consists of a 129-foot-tall, 208,920-square-foot building that accommodates a range of uses, including the City Hall government offices, the



Ventura County Sheriff's Office/Thousand Oaks Police Department East County Station, Ventura County Clerk East County Office, offices for a private theatre company, symphony, and County Supervisor Jeff Gorell, an 1,800-seat performing arts complex (i.e., Kavli Theatre), a 394-seat mid-size theatre (i.e., Scherr Forum), and several outdoor terraces separated by a prominent water feature and tiered landscape planters. The three commercial structures consist of: 1) a single-story, 3,564-square-foot structure currently occupied by a smog testing company and an automotive glass repair company; 2) a two-story, 2,120-square-foot structure currently occupied by a landscape contracting company; and 3) a one-story, 1,944-square-foot structure also currently occupied by the same landscape contracting company. Each commercial structure utilizes the portion behind each building for parking and/or miscellaneous storage purposes.

According to Thousand Oaks General Plan 2045 (General Plan) Figure 4.4, *Land Use Designations*, and the City's Interactive Map Viewer, 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*. SP-11 is divided into five subareas, including A, B, C, C-1, and D, with subareas B, C, and C-1 located within the project site. Furthermore, General Plan Figure 4.6, *Downtown*, identifies the project site as being located within the Downtown Subarea, which provides area-specific policy guidance for future development.

Project Description

The project proposes, generally, to create a pedestrian-oriented downtown, including new construction facilitating mixed-use residential, a hotel, commercial, office, and entertainment uses, partial reconstruction of the existing City Hall, development of public amenities such as a park plaza and outdoor amphitheater, as well as supporting infrastructure such as new roadways, reconfigured utilities, and stormwater management.

General Plan Amendment

A General Plan Amendment would be required to change the existing land use designation of a 5.33-acre portion of the project site from Institutional to Mixed-Use and adjust the language allowing an exception to the height maximum required by the Mixed-Use land use designation; refer to Exhibit 4, *Proposed Land Use Designations*.

Specific Plan Amendment

A Specific Plan Amendment would be required to revise SP-11 subarea boundaries, associated acreages, regulatory text, exhibits regarding development and design standards, and procedures for minor or major changes to entitlements under SP-11, and future implementation measures specifically within the proposed



Downtown Core Subarea (i.e., Subareas B, C, and E) between Conejo School Road and the western project boundary; refer to Exhibit 4.

Proposed Subarea B Development

Development within Subarea B would include a 2.0-acre public park with a children’s play structure, splash pad, interactive play equipment for all ages, informal stages and seating areas on low wooden decks, and flexible open space (i.e., the proposed Carpenter Park), a park restaurant (Building B1), and an approximately 1.1-acre outdoor amphitheater, terraced seating area and single-story bandshell (Building B2), which would accommodate ticketed performances, public community performances, and other private and public events and gatherings. The entire subarea would be utilized for temporary community events such as farmers’ markets.

Discretionary permit(s), to be requested at a future date, would be required to allow the construction and operation of Building B2 and the related amphitheater.

Proposed Subarea C Development

Development within Subarea C would include a pedestrian-only “Main Street” and would facilitate the adaptive reuse and targeted reconstruction of the existing CAP structure (Building C1), including the targeted demolition of approximately 50,000 square feet of existing City Hall administrative office floor area and construction of approximately 90,000 square feet of new floor area to accommodate uses such as a public market, office space, city administration and public services, a library facility, a police outpost, a new multi-purpose performance venue, artist studio and gallery space, and county clerk service space; as well as the redevelopment of the 22,400-square-foot Kavli Terrace. The demolition and reconstruction of the existing structure would necessitate the temporary relocation of existing City services, including approximately 250 City personnel, to off-site locations within the City’s boundaries. In addition, improvements to the existing parking garage (Building C2) would include rooftop solar carports and horizontal metal screening on the southern and western exterior façades.

Discretionary permit(s), to be requested at a future date, would be required to allow the construction and operation of the development within Subarea C.

Proposed Subarea E Development

Development within Subarea E would consist of mixed-use residential with active ground floor commercial uses, subterranean and podium parking structures, and a 142-room hotel and associated food/beverage uses, banquet space, and other guest amenities. Proposed structures located within this subarea include Buildings E1, E2, and E3. Subarea E is anticipated to be developed via a public-private



partnership with a third-party development group(s). This subarea includes vehicular circulation elements, including West Road, West Main Street, and Dallas Drive.

Tentative Tract Map

A Tentative Tract Map would be required to consolidate 14 existing underlying legal parcels and create approximately ten new separate legal parcels. The Tentative Tract Map includes the partial vacation of existing Oakwood Drive and Dallas Drive right-of-way and existing utility easements to align with the proposed improvements, as well as the creation of appurtenant new utility, access, parking, and associated easements.

New Development Permit

A new Development Permit would be required to allow: 1) the demolition of existing improvements and construction of new roadways, including approximately 105,000 square feet of new paving and hardscape; 2) the realignment of approximately 715 linear feet of an existing 8-foot-wide by 12-foot-tall Ventura County Watershed Protection District-owned underground stormwater box culvert; 3) the construction of four new buildings, including Building E1 (a 7-story, 142-key hotel) totaling approximately 125,675 square feet of gross floor area, Building E2 (a 7-story, 161-unit mixed-use building) totaling approximately 258,000 square feet of floor area, Building E3 (a 4-story, 79-unit mixed-use building) totaling approximately 111,454 square feet of floor area; and Building B1 (a two-story, restaurant building), totaling approximately 6,725 square feet of gross floor area; 4) the construction of Carpenter Park; 5) provision of 21 new angled parking spaces along Thousand Oaks Boulevard; and 6) a new pedestrian promenade.

Protected Tree Permit

A Protected Tree Permit would be required to allow for: 1) the removal of approximately 44 protected trees; 2) the planting of on- and off-site replacement trees at a 3:1 ratio, resulting in a total of approximately 132 trees; 3) relocation of ten on-site trees; and 4) encroachment within the protected zone of approximately 26 protected trees.

Special Use Permit

A Special Use Permit would be required to allow a California Department of Alcoholic Beverage Control (ABC) Type 47 License (On-sale General – Eating Place) at potential future commercial uses within the mixed-use structures and hotel use, as well as a Type 70 ABC License (On-sale General – Restrictive Service) at the hotel use.



Project Construction Timeline and EIR Level of Review

The project would be constructed in five phases: Phase I, Phase 2A, Phase 2B, Phase 2C, and Phase 3; refer to Exhibit 5, *Phasing Plan*. Phase I would be completed before the commencement of Phases 2A, 2B, 2C, and 3. It should be noted that Phases 2A, 2B, and 2C may occur simultaneously and are not physically dependent on one another; however, the specific timing for completion of each of these phases would be dependent on available funding. For purposes of the proposed project and this EIR, Phases 2A, 2B, and 2C are assumed to occur concurrently. Phase 3 would occur after the completion of Phases 2A, 2B, and 2C. A description of each phasing component is provided below.

Overview of the Proposed Project Phasing

Phase I would include site preparation activities, including demolition, grading, underground utility infrastructure, and vehicular roads required to maintain operations for the existing Scherr Forum and Kavli Theatre. Phase I would also involve the delivery of cleared and rough-graded building pads for Buildings E1, E2, and E3.

Phase 2A would involve the construction of Buildings E1, E2, and E3, along with associated site improvements, including final streetscape improvements along proposed West Main Street, Dallas Drive, and the turnaround/hotel valet drop-off area. Phase 2A would also build upon the grading activities completed during Phase I by undertaking foundation excavation for Buildings E1, E2, and E3. It should be noted that approval of Development/Purchase Agreement(s) for potential Public-Private Partnerships would be requested at a future date, prior to issuance of building permits. In addition, the project is reliant on the City's acquisition of the property at 1868 East Thousand Oaks Boulevard for a public right-of-way easement.

Phase 2B would involve the construction of Carpenter Park and Building B1 within a portion of the project site generally bounded by Thousand Oaks Boulevard to the north, The Lakes Drive to the east, the proposed East Main Street to the south, and the proposed turnaround/hotel valet drop-off area and Building E3 to the west.

Phase 2C would involve the partial demolition, adaptive reuse, and reconstruction of the CAP structure (i.e., Building C1), minor improvements to the existing parking garage (Building C2), as well as the completion of the proposed East Main Street.

Phase 3 would involve the construction of the bandshell amphitheater structure (i.e., Building B2) and the associated amphitheater terraced seating area.

Construction of the proposed project is 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 are anticipated to be analyzed at a project-level per California Environmental Quality Act (CEQA) Guidelines Section 15161, and Phases 2C and 3 are anticipated to be 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 will perform a comprehensive evaluation of the potential impacts of this project in accordance with CEQA Guidelines and, more specifically, Appendix G, in order to determine if the proposed project would have potentially significant impacts. Appendix G identifies and addresses 20 topical areas for consideration of impacts for a project. The EIR will assess and disclose the reasonably foreseeable direct, indirect, and cumulative impacts that would likely result from the construction and operation of the proposed project. The EIR will identify mitigation measures if necessary to avoid, minimize, and offset potentially significant impacts of the project. The EIR will also describe the alternatives screening analysis conducted for the proposed project and evaluate 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 are briefly discussed below and will be analyzed as standalone sections 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
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

This list omits the CEQA Appendix G Checklist sections regarding Agriculture and Forestry Resources and Mineral Resources. These topics are not discussed in standalone sections within the EIR because the environmental factors associated



with these topical sections are not applicable to the project and would not result in impacts. Nonetheless, these topics are briefly discussed below and will be briefly analyzed within the Effects Found Not To Be Significant section of the EIR:

Aesthetics

The Aesthetics review will consider nearby sensitive uses that are in proximity to the site. The study of impacts will thoroughly address existing conditions, identify demolition and construction-related impacts, review and consider designated scenic vistas that may occur in the vicinity, nearby view vantage points, analyze character and quality considerations, and study potential light and glare impacts.

Agriculture and Forestry Resources

Based on a site reconnaissance and review of aerial photography, no agricultural uses or forestry resources exist on-site. The review has been further verified through additional research involving the City's policy documents, the National Resources Conservation Services Soil Survey, the California Department of Conservation Farmland Monitoring and Mapping program, and Williamson Act Maps. The conclusion of no potential impacts will be discussed within the Effects Found Not To Be Significant section of the EIR.

Air Quality

The findings of an Air Quality Evaluation will be summarized and incorporated into the EIR. The analysis will present the existing conditions and regulatory framework. Construction and long-term emissions will be studied. The results of the health risk assessment will be summarized in the EIR.

Biological Resources

The findings of a Biological Resources Assessment and Protected Tree Report will be summarized and incorporated into the EIR. The analysis will: 1) describe the methodology used to conduct the biological assessment; 2) provide a general description of the existing vegetation and associated wildlife resources within the project area; 3) identify potential impacts from project development; and 4) recommend mitigation measures to reduce potential impacts to less than significant levels.

Cultural Resources and Tribal Cultural Resources

The findings of a Cultural Resources Assessment will be summarized and incorporated into the EIR. The Cultural Resources Assessment will include an analysis of cultural, historic, and tribal cultural resources. The research, field surveys, historical evaluations, and tribal correspondence will be compiled and



described. The EIR will include resource information, associated regulations, and a discussion of the project's cultural and tribal cultural settings. If potential significant impacts to resources are identified, mitigation measures will be incorporated to address those impacts. A paleontological resources records search and literature review will be requested for the proposed project from the Vertebrate Paleontological section of the Los Angeles County Museum of Natural History (Natural History Museum). The Natural History Museum will provide a letter summarizing information on geological formation and known paleontological localities (if any) near the project area, and a determination of the paleontological sensitivity of the geological units that underlie the area. Additionally, environmental studies that have been prepared in proximity to the site will be utilized and referenced.

Energy

An energy analysis technical review will be provided in the EIR. The energy analysis technical review will analyze the energy consumption implications of the project pursuant to Public Resources Code Section 21100(b)(3) and CEQA Guidelines Appendix F.

Geology and Soils

Based upon the City-provided geotechnical analysis prepared for the project site, other available studies, and related references, the geology and soils analysis will include a review of existing regional and local geology and soils constraints (such as compressible soils, landslide hazards, disruptions, displacements, compaction or over-covering of soil, and areas subject to subsidence) and overall seismic hazards. The evaluation will include the potential to directly or indirectly cause substantial adverse effects involving fault rupture, strong seismic ground shaking, and seismic-related ground failure (i.e., liquefaction). The analysis will address existing conditions and impacts caused by the project and recommend mitigation measures to reduce or avoid any significant impacts resulting from the construction and buildout of the project.

Greenhouse Gas Emissions

The findings of a Greenhouse Gas Emissions Report will be summarized and incorporated into the EIR.

Hazards and Hazardous Materials

Through a review of the Department of Toxic Substances Control (DTSC) EnvirStor database, there are no known hazardous condition sites (with an open case) within the project site. A Leaking Underground Storage Tank (LUST) site



occurred along Thousand Oaks Boulevard; however, the case was closed in 1995. Other closed cases were also identified in the project vicinity. The analysis within the EIR will summarize information provided in regulatory agency databases, confirming current and past hazardous conditions. The analysis will address existing conditions and impacts, with recommended mitigation measures to reduce or avoid any significant impacts resulting from the construction and buildout of the project.

Hydrology and Water Quality

The analysis will include a review of existing regional and local hydrologic, drainage, and water quality conditions. The local setting, topography, climate, surface waters, watershed, regional streams, and water bodies will be identified. Existing and proposed hydrology/drainage and water quality conditions will be addressed for the project. Based on available technical information, including a Hydrology Study and Water Quality Assessment, the analysis will consider the potential for changes in absorption rates, drainage patterns, storm drain improvements, and downstream effects associated with the project. The potential for the project to degrade water quality, interfere with groundwater recharge, or expose people to water-related hazards will be identified. The analysis will recommend mitigation measures to reduce or avoid any significant impacts resulting from the construction and buildout of the project.

Land Use and Planning

The analysis will include a review of surrounding land uses and evaluate the project against applicable City planning policies and standards. Specifically, the analysis will evaluate whether the project would cause a significant environmental impact due to a conflict with any land use policy or regulation adopted for the purpose of avoiding or mitigating environmental effects. The review will also include regional policy considerations, including consistency with the Southern California Association of Governments Regional Comprehensive Plan and Guide policies.

Mineral Resources

Based on a site reconnaissance, review of aerial photography, and established thresholds, there are no known mineral resource conditions on-site. Thus, the project would not result in the loss of availability of known resources or an important mineral recovery site. The conclusion of no potential impacts will be discussed within the Effects Found Not To Be Significant section of the EIR.



Noise

The findings of a Noise Technical Report will be summarized and incorporated into the EIR. The analysis will consider potential mitigation to reduce construction and operation impacts. If construction and/or buildout noise emissions exceed the City's thresholds of significance, coordination with the City will be conducted to determine feasible mitigation measures. The results will be summarized in the EIR and include summaries of noise terminology, applicable noise regulations, ambient noise environment, and increases in existing noise levels.

Population and Housing

The analysis will be based in part on CEQA Guidelines Section 15126.2(d), Growth Inducement. The analysis will be based on data from the City, County of Ventura, the California Department of Finance, and the U.S. Census. The analysis will discuss mechanisms in which the project could foster economic or population growth, either directly or indirectly, in the surrounding environment.

Potential growth-inducing impacts from the project will be analyzed as they relate to population, housing, and employment factors. The analysis will address growth-inducing impacts in terms of whether the project influences the rate, location, and amount of growth. Growth-inducing impacts will be assessed based on the project's consistency with adopted/proposed plans that have addressed growth management from a local and regional standpoint.

Public Services and Recreation

The analysis will include information from public service providers to confirm relevant existing conditions and potential project impacts. The analysis will focus on potential alterations of existing facilities, extension or expansion of new facilities, and any possible increase in demand for services. The analysis will include potential impacts for proposed/required new or physically altered government facilities, including fire protection, police protection, schools, parks, recreational, and other facilities. The analysis will address existing conditions and impacts caused by the project and recommend measures to reduce or avoid any significant impacts resulting from the construction and buildout of the project.

Transportation

The analysis will be based on City-provided technical supporting information, which will be incorporated into the EIR. The support technical information will include a VMT analysis as well as a study of transportation systems within the project area and local vicinity.



Utilities and Service Systems

The analysis will include information from applicable service providers to confirm relevant existing conditions and potential effects. The analysis will address both wet (water, sewer, and stormwater) and dry (electricity, natural gas, and telecommunication) utility infrastructure. The discussion will include on- and off-site utility line upgrades, existing capacities, and availability of supply to meet demand. The analysis will also address whether the project would have sufficient water supplies available from existing entitlements and resources, and whether new or expanded facilities would be needed. Landfill capacity and compliance with solid waste regulations will be addressed.

Wildfire

The findings of a Wildfire Technical Study and Evacuation Study will be summarized and incorporated into the EIR. The analysis will present the existing conditions, regulatory framework, construction-related impacts, wildfire risk, and evacuation routes and capabilities within the project area. The analysis will recommend mitigation measures to reduce or avoid any significant impacts resulting from the construction and buildout of the project.

Project Alternatives

Project alternatives will be studied and designed to avoid and/or substantially reduce impacts. Pursuant to CEQA Guidelines Section 15126.6, the range of Alternatives is anticipated to include the “No Project”, a “Reduced Density Alternative”, and a possible “Design and/or Use Alternative”, contingent on further discussions with the City.

Additional CEQA Sections

The analysis for additional EIR sections will be included to meet CEQA and City requirements, including the following: Significant Irreversible Environmental Changes; Effects Found Not To Be Significant; Inventory of Unavoidable Adverse Impacts; Organizations and Persons Consulted and Preparers of the EIR.

Responsible and Trustee Agencies

In accordance with CEQA Guidelines Section 15082, this NOP will be 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 if the entity will consider a permit and/or other approval for the proposed project.



Scoping Meeting

Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14, Chapter 3, CEQA Guidelines Section 15082, the City as the Lead Agency for the project, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the Draft EIR. The Scoping Meeting will involve a presentation about the proposed project and the environmental review process and schedule. The Scoping Meeting is for information-gathering and is not a public hearing. No decisions about the project will be made at the Scoping Meeting. A separate public hearing for entitlement requests will be scheduled after the completion of the Draft EIR.

The scoping meeting will be held on **Wednesday, September 24, 2025**, at **6:00 p.m.**, through an online webinar-type format (Zoom). The location, date, time, and webinar details of the project's Scoping Meeting are as follows:

Date and Time: Wednesday, September 24, 2025, at 6:00 p.m.

Zoom Scoping Registration: Register in advance for this webinar at:
https://us02web.zoom.us/webinar/register/WN_kPktZIW3RemkjDks9DWfFg

The City will consider all written comments regarding the potential environmental effects of the project received during the NOP public review period. These comments will be reviewed and considered by the City as part of the environmental analysis of the proposed project and will become a part of the public record for the Draft EIR.

The City encourages all interested individuals and organizations to attend the virtual meeting. Questions may be submitted via the chat box in the control panel or asked verbally during the Question-and-Answer session.

Interested parties intending to provide comments or public testimony in response to the NOP are strongly encouraged to submit written comments, as outlined under "Submittal of Written Comments," below.

Accommodations

As a covered entity under Title II of the Americans with Disabilities Act (ADA), the City does not discriminate on the basis of protected classes and conditions.

Closed captioning and other assistive services are available upon request. Language translation services (e.g., English to other languages) may also be provided.



To ensure availability, please submit your request at least three working days (72 hours) prior to the meeting by contacting Justine Kendall, AICP, at (805) 449-2355 or jkendall@toaks.gov.

Review and Response Period

In accordance with CEQA Guidelines Section 15082, this NOP is being circulated for 30 days for public review. The 30-day public review period for the NOP will begin Thursday, September 11, 2025, and end Monday, October 13, 2025. Pursuant to CEQA Guidelines Section 15082(b), responses to this NOP must be provided during the 30-day public review period. **The City requests that written comments be provided at the earliest possible date, but no later than 5:30 p.m. on Monday, October 13, 2025.**

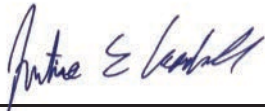
Upon completion, the EIR document will be available for public review at the City of Thousand Oaks, Community Development Department, Planning Division, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362, or on the City of Thousand Oaks website at: <https://toaks.gov/environmental>.

Submittal of Written Comments

Please send written/typed comments (including first and last name, email address, telephone number, and/or other contact information) electronically or by mail to the following:

City of Thousand Oaks
Community Development Department
Planning Division
ATTN: Justine Kendall, AICP, Senior Planner
RE: Downtown Thousand Oaks Project
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: jkendall@toaks.gov

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

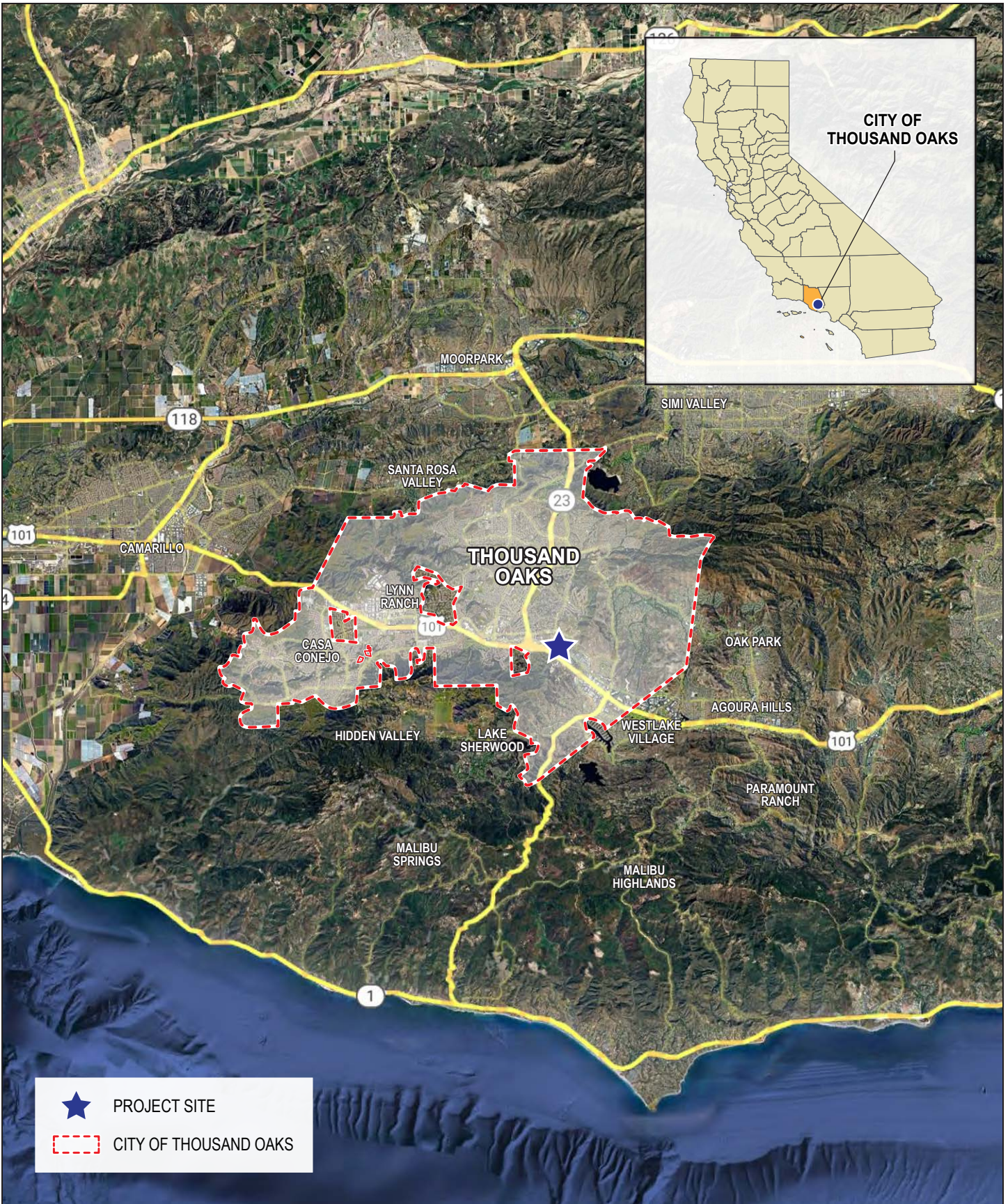


Justine Kendall, AICP, Senior Planner
Community Development Department

9/11/2025

Date





Source: Google Earth Pro, August 2025



NOT TO SCALE

08/2025

DOWNTOWN THOUSAND OAKS PROJECT EIR
NOTICE OF PREPARATION

Regional Vicinity

Exhibit 1



Source: Google Earth Pro, September 2025



NOT TO SCALE

09/2025

DOWNTOWN THOUSAND OAKS PROJECT EIR
NOTICE OF PREPARATION

Site Vicinity

Exhibit 2



Source: RRM Design Group, August 2025



NOT TO SCALE

09/2025

DOWNTOWN THOUSAND OAKS PROJECT EIR
NOTICE OF PREPARATION

Existing Land Use Designations

Exhibit 3



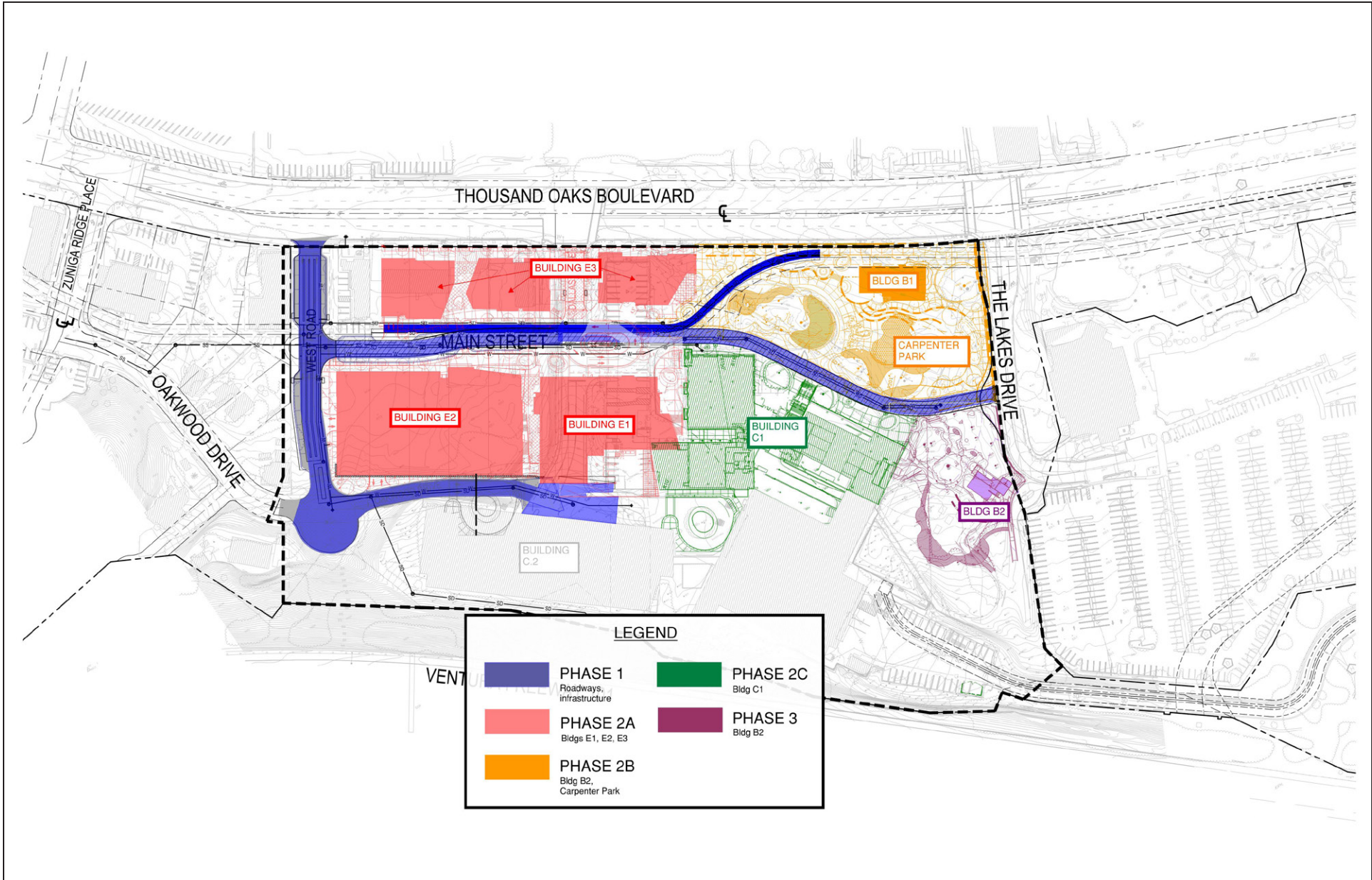
Source: RRM Design Group, August 2025



NOT TO SCALE

09/2025

Proposed Land Use Designations



Source: RRM Design Group and SmithGroup, September 2025



09/2025

DOWNTOWN THOUSAND OAKS PROJECT EIR
NOTICE OF PREPARATION

Phasing Plan

Exhibit 5