

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 # 2025090621

Project Title: Downtown Thousand Oaks Project

Lead Agency: City of Thousand Oaks Contact Person: Krystin Rice, Planning Manager
 Mailing Address: 2100 Thousand Oaks Boulevard Phone: (805) 449-2335
 City: Thousand Oaks Zip: 91362 County: Ventura

Project Location: County: Ventura City/Nearest Community: Thousand Oaks
 Cross Streets: U.S. 101, Thousand Oaks Boulevard, Conejo School Road Zip Code: 91362

Longitude/Latitude (degrees, minutes and seconds): 34 ° 10 ' 27.55 " N / 118 ° 50 ' 50.82 " W Total Acres: 17.68

Assessor's Parcel No.: Various, See Project Description Section: N/A Twp.: 1N Range: 19W Base: SBBM

Within 2 Miles: State Hwy #: 101, 23 Waterways: Lang Creek, Lake Eleanor Creek, Arroyo Conejo Creek, Potrero Valley Creek, Westlake

Airports: N/A Railways: N/A Schools: Multiple

Document Type:

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

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 240 Acres 5.33
 Office: Sq.ft. 84,150 Acres 8.52 Employees 268 Transportation: Type _____
 Commercial: Sq.ft. 80,546 Acres 5.33 Employees 215 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: park, bandshell, amphitheatre, open space Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: 142-room hotel (122,873 gross square feet)

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: GHG/Energy

Present Land Use/Zoning/General Plan Designation:

Designated: Institutional and Commercial Neighborhood; Zoned: Civic Arts Plaza Specific Plan (SP-11) and Thousand Oaks Boulevard Specific Plan (SP-20)

Project Description: *(please use a separate page if necessary)*

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. Refer to the Project Description included in the Draft EIR.

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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <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 checked="" 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"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Ventura County Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>Ventura County Watershed Protection District, Ventura County Resource Management Agency</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 6, 2026 Ending Date April 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>CSG Consultants, Inc.</u>	Applicant: <u>City of Thousand Oaks</u>
Address: <u>3240 El Camino Real, Suite 190</u>	Address: <u>2100 Thousand Oaks Boulevard</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Thousand Oaks, CA 91362</u>
Contact: <u>Glenn Lajoie</u>	Phone: <u>(805) 449-2335</u>
Phone: <u>(714) 815-8124</u>	

Signature of Lead Agency Representative: Kyston Rice Date: 3/2/2026

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