

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Thousand Oaks, acting as the Lead Agency under the California Environmental Quality Act (CEQA), intends to adopt a Mitigated Negative Declaration at its regular Planning Commission Meeting on November 8th, 2021 for The Lakes at Thousand Oaks Residential Project located at 2200 E. Thousand Oaks Blvd., located in the City of Thousand Oaks, Ventura County, California.

The proposed development will consist of a new multistory residential building with an approximately 41,000-square-foot footprint. The proposed 240,000-square-foot, 165-unit building would consist of residential living units over one podium level of at-grade parking and one level of below-grade parking. The building would be an average of 75 feet tall as measured by averaging the vertical distance of all building elevations (facades) from finished grade to top of roof structure (919 feet above mean sea level [amsl]). The unit types include one-bedroom (60 units), two-bedroom (100 units), and three-bedroom apartments (5 units). Associated residential amenities include common areas such as a co-working lounge, interior amenity space, fitness center, and amenity deck with pool, spa, showers, restrooms, and outdoor seating areas. The co-working center and leasing/management offices are proposed on the ground floor, and an outdoor pool and fitness center will be located on the podium level, providing a setback from the rear property line at the second-floor level.

The proposed building will be situated along the southern and western property lines, set back approximately 380 feet from Thousand Oaks Boulevard (to the north) and over 200 feet from Conejo School Road (to the east). Other site improvements would include both short-term and long-term bike stalls, enhancement of pedestrian pathways to connect adjacent development and provide pedestrian connectivity throughout the Civic Arts Plaza, and reconfigured drive aisles. It is anticipated that the new building will be supported on shallow foundations consisting of continuous footings, spread footings, and mat footings.

Printed copies of the Mitigated Negative Declaration will be available at the City of Thousand Oaks Offices located at 2100 E. Thousand Oaks Blvd, Thousand Oaks, California 91362. Written comments should be submitted to the City of Thousand Oaks by 5:00 p.m. on October 28, 2021. Submit comments to the following: Attention: Nizar Slim: 2100 E. Thousand Oaks Blvd, Thousand Oaks, California 91362 or Nizar Slim: NSlim@toaks.org.

POSTED

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MARK A. LUNN
Ventura County Clerk and Recorder

By: Claudia Jimenez-Solorio, Deputy