VIRTUAL SCOPING MEETING
Environmental Impact Report
EIR No. 2021-71100
RPD No. 2021-70558
DP No. 2022-70098
SCH No. 2022010527
The Oaks Specific Plan
1 Baxter Way

February 9, 2022
Proposed Project

- 42.9-acre site;
- Multi-family Residential (4 buildings);
- Parking Structure (1 building);
- 264 units (34 Affordable);
- Semi-subterranean (podium) and surface parking; and
- Oak and Landmark Tree encroachment/removal
- Land Division
- Specific Plan
Project Status

- February 23, 2021, City Council;
- May 6, 2021, pre-app submitted;
- June 16, 2021, pre-app meeting and staff comments;
- August 31, 2021, Formal application submitted;
- October 14, 2021, ESA selected for EIR;
- November 9, 2021, Kick-off meeting; and
- February 9, 2022, Scoping Meeting
Introductions

Planning Division of the City of Thousand Oaks

- Carlos Contreras, Senior Planner
- Adrienne Sosner, Moderator
- Stephen Kearns, Planning Manager
- Kari Finley, Planning Manager

ESA Consultants

- Michael E. Houlihan, Principal Associate
- Anna Millar, Associate
Meeting Agenda

- Zoom Meeting Housekeeping Items
- Purpose of the Scoping Meeting
- Project Overview
- Environmental Review Process
- Potential Environmental Issues
- Questions/Discussions
Housekeeping Items

• This presentation is being recorded for the public record;

• The chat is also part of the record;

• After presentations are made, speakers will be called by registration name and given 3 minutes to speak;

• Please identify yourself and your organization prior to making a comment;

• Technical issues? Use the chat to communicate with us.
Housekeeping Items - Using Zoom

• Use the chat feature at the bottom of the screen to provide comments

• Use chat feature to request assistance

• You will be called upon for comments after the presentation
Purpose of the Scoping Meeting
Purpose of the Scoping Meeting

- Inform the community and affected agencies about the project
- Gather input from stakeholders about the topics covered in the EIR
- Describe the timeline and future opportunities for community input
Project Site
Existing Conditions

• Existing industrial office building
  ➢ 416,941 square feet built in 1980s

• 1,253 surface parking spaces

• 578 onsite trees
  ➢ 430 trees are oak and landmark trees
    ❖ 325 oak trees (238 coast live oaks and 87 valley oaks)
    ❖ 1 California black walnut tree
    ❖ 104 California sycamore trees

• Two access driveways
  ➢ Lakeview Canyon Road
Existing Conditions

• One access driveway
  ➢ Thousand Oaks Boulevard via an existing bridge

• Bridge includes sidewalk on both sides of roadway

• Expansive lawn area with slope and trees between office industrial building and U.S. 101

• Existing water, sewer and storm drains on the project site
Project Plans

LEGEND
1. POOL TERRACE
2. RESI COMMON
3. THE LAWN
4. THE OAK TRAIL
5. WATERSHED GARDEN
6. COMMUNITY GARDEN
7. DOG RUN
8. INTERNAL ROAD
9. SURFACE PARKING
Existing View – Thousand Oaks Blvd.
Existing View – Lakeview Canyon Rd.
Existing View – 101 Fwy.

Looking Northwest
Renderings

Looking Northeast

INDUSTRIAL OFFICE

RESIDENTIAL
Renderings

Looking South
Renderings

Looking South
Required Actions on Project

Entitlements:

- General Plan Amendment
- Zone Change
- Specific Plan
- Residential Planned Development Permit
- Development Permit
- Environmental Impact Report
- Land Division
- Protected Tree Permit
- Development Agreement
Where We Are Tonight

We are Here

- Pre-screen
- Pre-application
- Application Submittal
- Environ. Analysis
- Planning Commission Hearing
- City Council Hearing
Environmental Review Process
Purpose of the Environmental Review Process

- Identify potential impacts and ways to avoid or reduce environmental impacts
- Prevent environmental damage by requiring implementation of a feasible alternative or mitigation measures
- Disclose the significant environmental impacts of a proposed project to decisionmakers and the public
- Foster interagency coordination in project review
- Enhance public participation in the planning process
Next Steps

- Scoping Meeting
  - Written comments be provided at the earliest possible date, but no later than 5:30 p.m. on February 25, 2022

- Public Review Draft EIR (45-Day Review)

- Public Review Response to Comments

- Planning Commission Review & Recommendation

- City Council Action
Potential Environmental Issues
Environmental Topics to be Analyzed in the EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality

- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
Anticipated Construction Timeline

Construction Phases

Phase 1 – Parking Structure – 16 Months
Phase 2 – Residential Buildings – 24 Months
Questions/Discussions
We Welcome Your Comments

- To provide input, type in the chat feature
- Please mute your microphone unless you are actively asking a question or providing feedback
- Please identify yourself and your organization prior to making a comment
- To ensure that everyone has a chance to speak, we ask that verbal comments are limited to 3 minutes
Additional Comments?

**Email** your comments by **February 25, 2022** to Carlos Contreras, Senior Planner at **ccontreras@toaks.org** (reference “The Oaks Specific Plan EIR” in the subject line).

**Written comments** can also be **mailed** to:
Carlos Contreras, City of Thousand Oaks,
Community Development Department,
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362