



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: All Interested Parties

From: City of Thousand Oaks
Iain Holt, AICP Senior Planner
Community Development Department
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362

PROJECT INFORMATION

PROJECT NAME: Conejo Summit Project
LEAD AGENCY: City of Thousand Oaks
PROJECT AREA: Thousand Oaks
PROJECT TYPE: Business Park

NOTICE IS HEREBY GIVEN THAT City of Thousand Oaks (City) is the Lead Agency and has prepared an Initial Study (IS) with the intent to adopt a Mitigated Negative Declaration (MND) for the proposed Conejo Summit Project (project).

PROJECT LOCATION: The proposed project site, which consists of approximately 49.83 acres, is located in Ventura County, within the City of Thousand Oaks. More specifically, the project site is located near the western boundary of the City within the northwestern portion of the Rancho Conejo Industrial Area, approximately one-mile north of the 101 Freeway. The project site is located entirely within the City's Specific Plan No. 7 planning area in the northwestern portion of the existing Rancho Conejo Industrial Area (Figure 1).

PROJECT DESCRIPTION: The proposed project includes construction of a 15-building business park on 16 privately owned parcels. The 16 parcels include previously created lots that are approximately 49.83 acres (2,170,594.80 square-feet (SF)); the proposed building footprints would cover approximately 17 acres (754,222 SF). The buildings would range in size from approximately 32,015 SF to 93,308 SF of floor space and the building heights would range from 37 to 41 feet. Typically, each building would have office space at the front of the building with warehouse/light manufacturing space in the rear. Primary access to the proposed buildings would be from Rancho Conejo Boulevard and Conejo Center Drive. Parking would be provided in surface lots, generally located around each building, for the ancillary office and industrial uses. In addition, utility hookups would be installed from existing lines within the streets to the proposed buildings. Landscaping would be installed on each lot. The lots would be located in three separate clusters: on the western side of Conejo Center Drive just northwest of the intersection of Conejo Center Drive and Conejo Spectrum Street; along the eastern side of Conejo Center Drive from Conejo Spectrum Street up to Rancho Conejo Boulevard; and north of the intersection of Conejo Center Drive and Rancho Conejo Boulevard, extending west to a parcel at the end of Rancho Conejo Boulevard. The lots would be located within Vesting Tentative Tract No. 6021 (VTTM 6021) and Vesting Tentative Tract No. 6022 (VTTM 6022).

ENVIRONMENTAL EFFECTS: The IS/MND describes potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, transportation and wildfire.

Mitigation measures have been defined to reduce impacts to less than significant levels. All other resource areas found to have no impact or to be less than significant are also described in the IS/MND.

PUBLIC REVIEW PERIOD: The IS/MND will be circulated for 30-days for public review. Comments on the MND must be received between February 11, 2022 and March 14, 2022. Written comments should be sent to: Iain Holt at the City of Thousand Oaks, Community Development Department, 2100 Thousand Oaks Boulevard Thousand Oaks, CA 91362, or email comments to IHolt@toaks.org.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The IS/MND may be viewed on the web at: <https://www.toaks.org/departments/community-development/planning/environmental-impact>

For more information on the project, or if you would like to request a hard copy, please contact:

Iain Holt
RE: Conejo Summit Project
City of Thousand Oaks
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 991362
(805) 449-2314