



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the City of Thousand Oaks (City), acting as the Lead Agency under the California Environmental Quality Act (CEQA), is circulating an Initial Study (IS) and Negative Declaration (ND) with the intent to adopt the IS/ND for the following project:

Project Name: Arroyo Villa Apartments Expansion Project

Project Numbers: General Plan Land Use Amendment (2020-70026),
Parcel Map Waiver (2022-70627),
Development Agreement (2022-70511),
Residential Planned Development (2021-70019),
Specific Plan Amendment (2020-70027),
Protected Tree Permit (2022-70626)
Negative Declaration (2021-70893)

Project Location: Rancho Conejo Boulevard and Corporate Center Drive, in the City of Thousand Oaks, Ventura County, California.
APN: 667-0-173-025

Project Area: The project site is at the “T” intersection of Rancho Conejo Boulevard and Corporate Center Drive within the Rancho Conejo Specific Plan No. 7 - Industrial Park (M-1) zone district with an Industrial land use designation.

Project Applicant: Shapell Properties, Inc.

Lead Agency/Contact: City of Thousand Oaks
Nizar Slim, Senior Planner
(805)449-2302
nslim@toaks.org

Project Description: The proposed Arroyo Apartment Expansion (Project) is located on an approximately 1.6 acres (approximately 69,696 square feet) of land, and would be developed with an expansion of the existing Arroyo Villa Apartments, directly adjacent to and north of the project site. The proposed project would include the development of three, two-story buildings that would consist of 27 residential units, of which four would be affordable housing units, city (Figure 3, Conceptual Site Plan). Unit sizes would range from 866 square feet (one-bed units) to 1,353 square feet (three-bed units) for a total of 31,707 square feet of residential development on the project site.

The proposed residential development would be accessed through an existing driveway that provides access to the Arroyo Villa Apartments that is provided from Rancho Conejo Boulevard. In order to

provide access to the project site, the proposed project would expand an internal roadway within the Arroyo Villa Apartments which would connect to with the adjacent proposed project. Vehicle parking would be provided within tuck under garages that would accommodate 35 vehicle parking spaces as well as surface parking that would accommodate 16 vehicle parking spaces. In addition, three replacement vehicle parking spaces would be provided to replace the vehicle parking spaces lost with the expansion of the internal roadway, as described above. A total of 54 vehicle parking spaces would be provided on the project site. A total of 10 bicycle parking spaces would also be provided on the project site. Pedestrian access to the project site would be provided from a pedestrian pathway connecting to the existing sidewalk along Rancho Conejo Boulevard.


Environmental Effects: The IS/ND includes a comprehensive evaluation of the potential impacts for this project in accordance with the CEQA Guidelines and describes less than significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, utilities and service systems, wildfire, mineral resources and mandatory findings of significance. All resource areas including mandatory findings of significance were found to have no impact or to be less than significant are described in the IS/ND.

Public Review Period: The IS/ND will be circulated for 30-days for public review. Comments on the ND must be received between Wednesday, September 28, 2022, and Thursday, October 27, 2022. Written comments must be submitted by **5:00p.m. on October 27, 2022**, to: Nizar Slim at the City of Thousand Oaks, Community Development Department, 2100 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362, or email comments to nslim@toaks.org.

Availability of Environmental Documentation: The IS/ND may be viewed on the web at: <https://www.toaks.org/departments/community-development/planning/environmental-impact>

Printed copies of the Mitigated Negative Declaration will be available at the City of Thousand Oaks Offices located at 2100 East Thousand Oaks Blvd, Thousand Oaks, California 91362.

Public Hearing: The date, time, and place of a future public hearings will be appropriately notified per City and CEQA requirements.

Signature:  _____ Publication Date: **September 28, 2022**
Nizar Slim
Senior Planner



SOURCE: SITESCAPES, 2020

Arroyo Villa Apartments Expansion Project

Figure 3
Conceptual Site Plan