

**Notice of Preparation**

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To: State Clearinghouse

P.O. Box 3044

Sacramento, Ca. 95812-3044

From: City of Thousand Oaks

2100 Thousand Oaks Blvd.

Thousand Oaks, Ca. 91362

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

**The City of Thousand Oaks**

\_\_\_\_\_ will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (  is  is not ) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Richard A. Burgess, Senior Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Highgate Estates

Project Applicant, if any: Jemstreet Properties

Date June 5, 2014

Signature Richard A. Burgess

Title Senior Planner

Telephone (805) 449-2326



# Community Development Department

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Planning Division • Phone 805/449.2323 • Fax 805/449.2350 • www.toaks.org  
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John C. Prescott  
Community Development Director

## NOTICE OF PREPARATION OF DRAFT EIR NO. 2014-70235

### HIGHGATE ESTATES

#### Project Description

A Tract Map application has been submitted by Jemstreet Properties to allow the construction of four single family homes on 23.77 acres of undeveloped land on the border between Thousand Oaks and Westlake Village (See attached Site Plan and Vicinity Map). Also associated with the proposal are Oak Tree and Landmark Tree Permit applications to allow removal and/or encroachments within the protected zones of an, as yet, unknown number of oak and landmark trees. Access is to be provided through the City of Thousand Oaks via an extension of Highgate Road.

The project site is vacant and is bounded by natural open space owned by the Conejo Open Space Conservation Agency (COSCA) to the north, west and a portion of the east side, and land developed with single family homes within the City of Westlake Village to the south.

Topographically, the project area is comprised of an east-facing slope which is located below an off-site north-south trending ridgeline within the City of Thousand Oaks open space system. The property is traversed by several narrow ephemeral drainage channels which discharge into an existing debris basin located in the southwestern portion of the property. Vegetation on site consists of a mixture of grassland and chamise and scrub oak chaparral. In addition to oak and landmark trees, sensitive resources occurring on site include *Pentachaeta lyonii*, a State and Federally listed endangered species, which is found in many locations within the property, as well as stands of purple needlegrass (*Stipa pulchra*) grassland.

#### Potentially Significant Environmental Effects to be Addressed

1. **AESTHETICS:** The City considers substantial modifications to natural landforms resulting from cut and fill grading to be a significant viewshed impact. Significant cut and fill grading associated with the construction of pads as well as grading for the access road off Highgate Road will be evaluated.

2. **AIR QUALITY:** Potential short-term air quality impacts associated with grading and site preparation will be addressed and will include such issues as ozone precursors, fugitive dust and San Joaquin Valley fever. These potential impacts will be addressed with particular reference to adjacent sensitive land uses and mitigation measures recommended by the Ventura County Air Pollution Control District will be incorporated.
3. **BIOLOGICAL RESOURCES:** The site contains populations of Lyon's pentachaeta (*Pentachaeta lyonii*), an annual member of the sunflower family which is listed as endangered by both the State and Federal governments. Due to its distribution on the site, the property cannot be developed without impacts to this plant. Other sensitive biological resources such as purple needlegrass (*Stipa pulchra*) are also found on the property. This section will also address impacts to wildlife resources and include a discussion of potential project impacts on City-designated Landmark Trees and Oak Trees. A biotic assessment will be required to evaluate any potentially significant direct or indirect impacts to sensitive species of plants or animals.

As an adjunct to this section of the report, a jurisdictional delineation of the ephemeral drainages on site will be conducted by a qualified wetland consultant.

4. **ARCHAEOLOGICAL RESOURCES:** This section will evaluate the potential for archaeological resources to be encountered on the subject property.
5. **GEOLOGY AND SOILS:** This section will include a geotechnical study prepared for the project. Subjects to be addressed include: a) seismicity and faulting, b) liquefaction potential and related hazards.
6. **GRADING AND TOPOGRAPHIC MODIFICATION:** The duration of grading activities will be discussed. In addition, any manufactured slopes exceeding the City's standard of 25' in height will be evaluated.
7. **HAZARDS AND HAZARDOUS MATERIALS:** The property is located within an area of the City designated by the Ventura County Fire Department as a high fire hazard area. This section of the report will discuss this hazard and propose mitigation measures.
8. **HYDROLOGY AND WATER QUALITY:** This section will be supported by a Hydrology Study which discusses any increased storm water runoff associated with the new development as well as the siting and capacity of temporary and permanent biofiltration detention basins for the purpose of



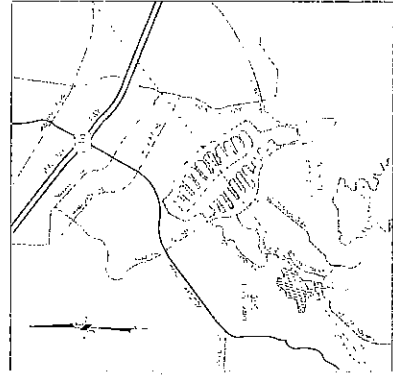
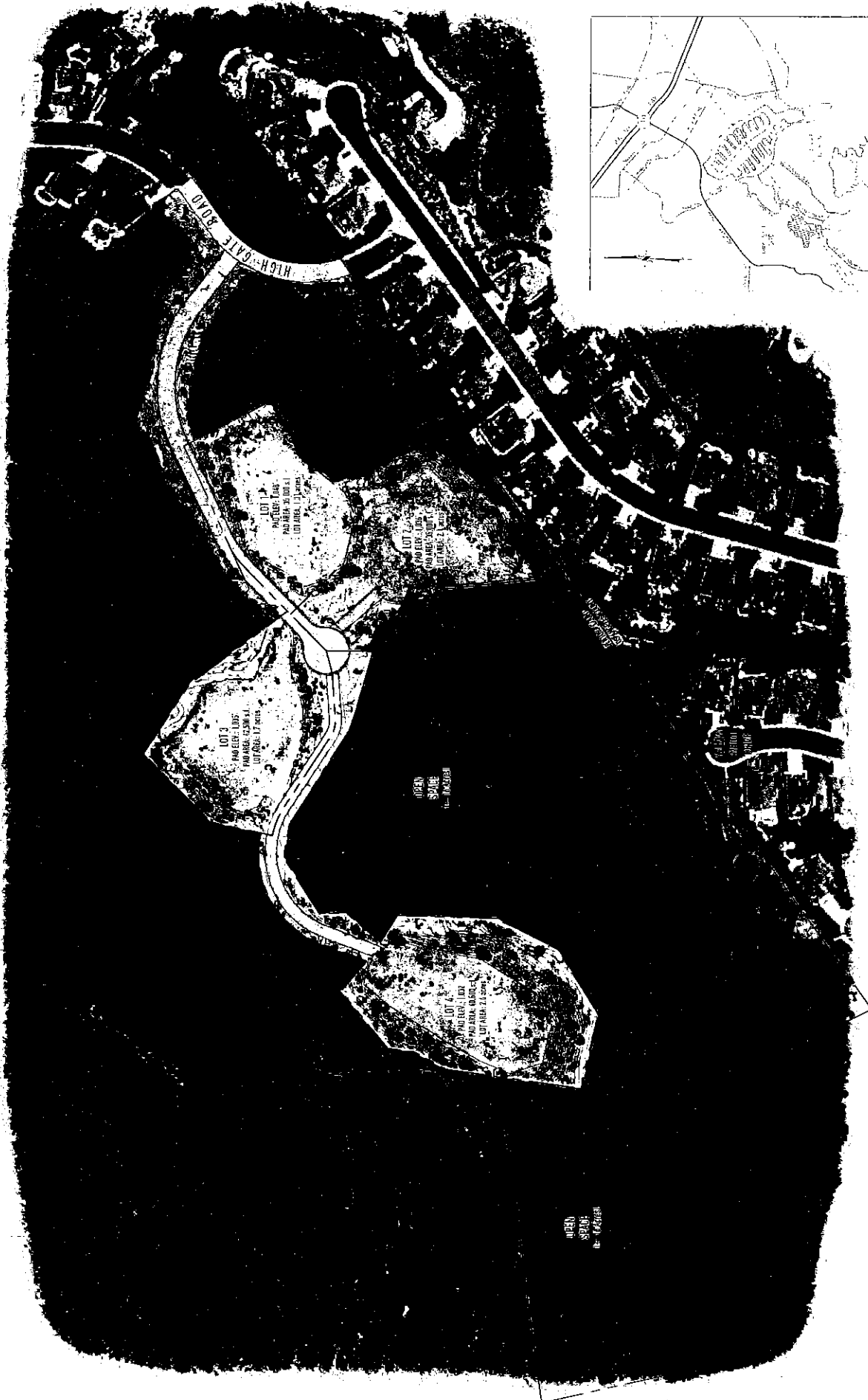
preventing downstream erosion and sedimentation. The report will evaluate the application of site design principles and techniques, source control measures and Best Management Practices in accordance with the Ventura Technical Guidance Manual for Stormwater Quality Control Measures.

9. **NOISE:** Potential noise impacts of the proposed development both in terms of operational noises as well as those associated with grading and construction will be addressed in this section. Noise impacts to the adjacent sensitive land uses will be analyzed.
10. **PUBLIC SERVICES:** Impacts of the proposal to police and fire services will be discussed in this section.
11. **TRANSPORTATION/TRAFFIC:** This section will address the potential impacts of the project on the surrounding roadway network and recommend appropriate mitigation measures, if needed.
12. **UTILITIES AND SERVICE SYSTEMS:** Any impacts associated with wastewater treatment capacity, water supply and landfill capacity will be discussed in this section.

#### Alternatives to the Proposed Project

A range of alternatives to the project or project location will be discussed which could feasibly attain most of the project objectives, but would avoid or substantially lessen any potentially significant environmental impacts. The No-Project Alternative as well as the Environmentally Superior Alternative will also be discussed in this section.





VICINITY MAP



Scale: 1" = 80'



# ILLUSTRATIVE SITE PLAN

## HIGHGATE ESTATES

APN 664-0-050-165  
THOUSAND OAKS, CA

JEMSTREET PROPERTIES  
ION FLEIDMAN  
435 REYNOLDS COURT  
THOUSAND OAKS, CA, 91362

OPEN SPACE  
11-160081  
11-160082