



City of Westlake Village
Notice of Preparation of Environmental Impact Report

DATE: June 8, 2007

To: Responsible and Trustee Agents/Interested Organizations and Individuals

RE: Notice of Preparation of an Environmental Impact Report for the Opus West Russell Ranch Project

The City of Westlake Village will be coordinating the preparation of an Environmental Impact Report (EIR) for the Opus West Russell Ranch Project. The proposed project consists of developing a 19.33-acre site with a mixed-use business park development. The proposed mixed-use business park consists of two four-story office buildings each consisting of 188,000 ft²; a two-story building that will contain a 47,500-ft² fitness center and 8,000 ft² of retail space; three restaurant buildings totaling 21,000 ft²; and a grade plus two-level parking structure containing 794 parking spaces.

The project site is a 19.33-acre, irregularly-shaped parcel along Russell Ranch Road in the City of Westlake Village, Los Angeles County, California. The project site is within the Westlake North Specific Plan Area, north of the Ventura (101) Freeway, east of the Lindero Canyon Road Exit. The site is bounded by Russell Ranch Road along its curving northwest perimeter; office park uses to the north; a 155-foot Southern California Edison (SCE) easement to the east; the Ventura Freeway right-of-way to the south; and currently vacant land to the west. The Valley Oaks Memorial Park (cemetery) exists across Russell Ranch Road to the north, along with office buildings. The SCE easement along the site's eastern boundary contains a 66Kv overhead power line. Beyond this easement to the east, is a residential community within the City of Agoura Hills. The project site is located on the Thousand Oaks, CA United States Geological Survey (USGS) 7.5-Minute Topographic Quadrangle (Photorevised 1981), and Map Page 557 of the Los Angeles County Thomas Guide (2005).

An Initial Study Checklist was prepared for the project and is available for review at the City of Westlake Village City Hall, 31200 Oak Crest Drive, Westlake Village, California, 91361 between the hours of 8:00 am and 5:00 pm Monday through Friday. This Initial Study Checklist explains that the project, without mitigation, may have a significant effect on the environment in the following categories:

- Aesthetics
- Air Quality
- Biological Resources
- Noise
- Transportation / Traffic

Therefore, the City intends to prepare a Focused Environmental Impact Report to evaluate the project's potential impacts to these environmental factors.

The City is requesting environmental issues and information that you or your organization believes should be addressed in the EIR. As defined by CEQA, your response should be sent at the earliest possible date, but no later than 30 days after receipt of this notice. Comments and any questions may be addressed to Robert Theobald, Planning Director, at the City of Westlake Village, 31200 Oak Crest Drive, Westlake Village, California 91361 or (818) 706-1613.

Sincerely,

Robert Theobald
Robert Theobald, Planning Director

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LOS ANGELES, COUNTY CLERK