



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print** **StartOver** **Save**

RECEIPT NUMBER:  
 56 — 09/08/2025 —  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
**2023020425**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>City of Thousand Oaks</b>	LEAD AGENCY EMAIL <i>SKolwitz@toaks.gov</i>	DATE <b>09/08/2025</b>
COUNTY/STATE AGENCY OF FILING Ventura	DOCUMENT NUMBER	

PROJECT TITLE

**Conejo Summit Project**

PROJECT APPLICANT NAME <b>Scott Kolwitz</b>	PROJECT APPLICANT EMAIL <b>skolwitz@toaks.gov</b>	PHONE NUMBER <b>(805)449-2319</b>
PROJECT APPLICANT ADDRESS <b>2100 Thousand Oaks Boulevard</b>	CITY STATE <b>Thousand Oaks CA</b>	ZIP CODE <b>91362</b>

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |                   |
|---|------------|----|-------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                                       | \$4,123.50 | \$ | <u>4,123.50</u>   |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,968.75 | \$ | <u>0.00</u>       |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,401.75 | \$ | <u>0.00</u>       |
| <br>  |            |    |                   |
| <input type="checkbox"/> Exempt from fee  |            |    |                   |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |                   |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |                   |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |                   |
| <hr/>   |            |    |                   |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | <u>0.00</u>       |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | <u>50.00</u>      |
| <input type="checkbox"/> Other  |            | \$ | <u>          </u> |

PAYMENT METHOD:

- Cash     Credit     Check     Other    **TOTAL RECEIVED**    \$ 4,173.50

SIGNATURE <b>X</b> <i>[Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Scott Kolwitz, Senior Planner, Thousand Oaks</b>
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**FILED**  
 DATE: **SEP 09 2025**  
 MICHELLE ASCENCION  
 Ventura County Clerk-Recorder  
 By: *[Signature]*, Deputy By: \_\_\_\_\_, Deputy

**POSTED**  
**SEP 09 2025**  
 MICHELLE ASCENCION  
 Ventura County Clerk and Recorder

Filed in County Clerk's Office  
 Michelle Ascencion  
 Ventura County Clerk-Recorder

**2025100010453**

09/09/2025    Pages: 3  
 11:20 AM  
 TOAKS    Fees: \$4173.50  
 DocType: FISH  
 COXR



**Notice of Determination**

**Appendix D**

**To:**

Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Ventura  
Address: \_\_\_\_\_  
800 S Victoria Ave, Ventura, CA 93009

**From:**

Public Agency: City of Thousand Oaks  
Address: 12100 Thousand Oaks Blvd,  
Thousand Oaks, CA 91362

Contact: Scott Kolwitz  
Phone: (805) 449-2319

Lead Agency (if different from above): \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2023020425

Project Title: Conejo Summit Project

Project Applicant: City of Thousand Oaks

Project Location (include county): within the the City of Thousand Oaks, Venutra County

Project Description:

See the attached Project Description.

Conejo Summit Project EIR (EIR 2022-70771) is posted on the City's website at:  
<https://toaks.gov/index.php?section=environmental&projectsection=5&project=41>


This is to advise that the City of Thousand Oaks has approved the above  
( Lead Agency or  Responsible Agency)

described project on \_\_\_\_\_ and has made the following determinations regarding the above  
(date)  
described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

The EIR may be viewed on the web at: https://toaks.gov/environmental

Signature (Public Agency):  Title: Scott Kolwitz, Senior Planner

Date: September 9, 2025 Date Received for filing at OPR: \_\_\_\_\_

## 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 49.57 net acres and would be reconfigured into 16 condominium lots. The proposed building footprints would cover approximately 17 acres (754,222 square feet [SF]). The buildings would range in size from approximately 22,700 SF to 93,300 SF of floor space and the building heights would range from 37 to 41 feet above finished grade. Buildings would be setback from 52 feet to more than 100 feet from the centerline of adjacent streets. 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. In addition, utility hookups would be installed from existing lines within the streets to the proposed buildings. Landscaping would be installed on each lot. Project construction may encroach into the protected zone of protected oak and toyon trees around the perimeter of the Project site. The proposed project would require approximately 156,186 cubic yards of cut and fill, which would be balanced on the site. It is anticipated that the entire project phasing will be completed within approximately 10 years from the commencement of the first phase.



**Ventura County**

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters  
800 S. Victoria Ave.  
Ventura, CA 93009  
(805) 654-2263 (Clerk/Vitals)  
(805) 654-3665 (Recorder)

**Receipt: 25-82699**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	FISH AND WILDLIFE FILING	\$4,173.50
	# Pages	3
	Document #	2025100010453
	Document Info:	CITY OF THOUSAND OAKS
	Filing Type	EIR
	State Fee Prev Charged	false
	No Handling Fee	false
<b>Total</b>		<b>\$4,173.50</b>
Tender (Check)		\$4,173.50
Payor	SHAPELL PROPERTIES INC	
Check Number	313796	
Name for Return Address	SCOTT KOLWITZ	
Comments	EIR/NOD	
Paid By		

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

9/9/25, 11:20 AM PST COXR  
THOUSAND OAKS