



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

RECEIPT NUMBER:

01 —

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Thousand Oaks	LEAD AGENCY EMAIL jkendall@toaks.gov	DATE 6/11/2025
COUNTY/STATE AGENCY OF FILING Ventura	DOCUMENT NUMBER	
PROJECT TITLE		

Second Amendment to the Purchase and Sale Agreement and Joint Escrow Instructions Pertaining to the Lake's Residential Project

PROJECT APPLICANT NAME T.O. Lakes, LLC	PROJECT APPLICANT EMAIL crobertson@caruso.com	PHONE NUMBER (310) 855-2882
PROJECT APPLICANT ADDRESS 101 The Grove Drive	CITY Los Angeles	STATE CA
	ZIP CODE 90036	

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Thousand Oaks, Justine Kendall, Senior Planner

FILED

JUN 11 2025

DATE: MICHELLE ASCENCION
Ventura County Clerk-Recorder

By: Deputy By: _____ Deputy

MICHELLE ASCENCION
Ventura County Clerk and Recorder

By: _____ Deputy

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

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06/11/2025
03:34 PM
TOAKS
DocType: FISH
CRUZBR

Pages: 2

Fees: \$50.00



Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Ventura

800 S. Victoria Ave., Loc #1210

Ventura CA 93009

From: (Public Agency): City of Thousand Oaks
2100 East Thousand Oaks Boulevard
Thousand Oaks, CA 91362

(Address)

Project Title: Second Amendment to the Purchase and Sale Agreement and Joint Escrow Instructions Pertaining to the Lake's Residential Project

Project Applicant: T.O. Lakes, LLC

Project Location - Specific:

2200 E. Thousand Oaks Blvd.

Project Location - City: Thousand Oaks

Project Location - County: Ventura

Description of Nature, Purpose and Beneficiaries of Project:

A second amendment to the Purchase and Sale Agreement and Joint Escrow Instructions pertaining to a land purchase for a mixed-use project located at 2200 E. Thousand Oaks Blvd., Thousand Oaks dated December 9, 2022, between City and T.O. Lakes, LLC, (T.O. Lakes) extending the purchase date one year with another one-year option in consideration for monetary contribution to City by T.O. Lakes.

Name of Public Agency Approving Project: City of Thousand Oaks

Name of Person or Agency Carrying Out Project: Patrick Hehir, Chief Assistant City Attorney

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☐ Categorical Exemption. State type and section number: _____

☐ Statutory Exemptions. State code number: _____

☒ Common Sense. Sec. 15061(b)(3)

Reasons why project is exempt:

The proposed Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) "The Common Sense Exemption". The reason is that the City Council's approval of an amendment to a purchase and sale agreement and joint escrow instructions is an action that would have no possibility of having a significant effect on the environment.

Lead Agency

Contact Person: Justine Kendall

Area Code/Telephone/Extension: 805-449-2355

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes ☐ No ☒

Signature:  Date: 6/11/2025 Title: Senior Planner

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____