



February 20, 2026

Mr. Glenn Lajoie
CSG CONSULTANTS, INC.
3707 West Garden Grove Boulevard, Suite 100
Orange, California 92868

Re: CITADEL Project No. 2606.1006.0
Additional Site Assessment Letter Report
1868 East Thousand Oaks Boulevard
Thousand Oaks, California 91362

Dear Mr. Lajoie:

Citadel EHS (Citadel) is pleased to provide CSG Consultants, Inc. (Client, CSG) with the findings of the additional site assessment of the property located at 1868 East Thousand Oaks Boulevard, in the City of Thousand Oaks, Ventura County, California (Site). The additional assessment of the Site was requested by the Client in support of the City of Thousand Oaks (City) Downtown Master Plan (Master Plan). The Master Plan is a City-initiated project that seeks to establish a central hub by reconfiguring the existing Civic Arts Plaza at 2100 East Thousand Oaks Boulevard and developing the vacant City-owned parcel to the west of City Hall. The City intends to redevelop part of the parking area on the western portion of the Site.

SITE DESCRIPTION

The rectangular shaped Site is located approximately 430 feet north of the CA-101 Freeway, locally referred to as the Ventura Freeway. The Site consists of a two-story medical office building and a surface parking lot.

SITE HISTORY

Citadel reviewed previous historical documents available from a Phase I Environmental Site Assessment¹ completed for the east adjoining property, 2100 East Thousand Oaks Boulevard. The Site appeared to be undeveloped land as early as 1900. A small structure, likely associated with the adjoining animal theme park, appeared to be developed by 1953. The structure appeared to have been demolished by 1967. The Site appeared to be developed as a surface parking lot by 1978. The current structure appeared to be developed by 2005.

DATABASE REVIEW

Citadel reviewed environmental regulatory database information available from the previous Phase I ESA completed for the east adjoining property. The Site was identified on the Ventura County Medical Waste database. The Site was identified as a small quantity medical waste

¹ Citadel EHS, Phase I Environmental Site Assessment, 2100 East Thousand Oaks Boulevard, Thousand Oaks, California 91362, dated October 7, 2025

generator. Based on the small quantities of medical waste generated on-site, this listing is not expected to represent a significant environmental concern. Surrounding properties identified on additional regulatory databases do not appear to represent a significant environmental concern for the proposed project.

CONCLUSION

Based on a review of historical records and current environmental regulatory records, the Site is not expected to represent a significant environmental concern in regards to the Client's redevelopment plans.

If, after your review of this letter report, you have any questions or require additional information, please do not hesitate to telephone me at (818) 246-2707.

Sincerely,
CITADEL EHS

Kyle Johnston
Staff Specialist, Engineering and Environmental Science

Paola Gomez-Birenbaum
Associate Practice Leader, Engineering and Environmental Sciences