

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025090621

Project Title: Downtown Thousand Oaks Project

Lead Agency: City of Thousand Oaks

Contact Name: Krystin Rice, Planning Manager

Email: krice@toaks.gov Phone Number: (805) 449-2335

Project Location: Thousand Oaks, Ventura  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes, generally, to create a pedestrian-oriented downtown, including phased construction facilitating mixed-use residential, a hotel, commercial, office, and entertainment uses, partial reconstruction of the existing City Hall, development of public amenities such as a park plaza and outdoor amphitheater, as well as supporting infrastructure such as new roadways, reconfigured utilities, and stormwater management. The proposed project would require discretionary approvals, permits, and certifications, including, but not limited to, a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map, Development Permit, Protected Tree Permit, and Special Use Permit. Refer to the Project Description included in the Draft EIR. Assessor Parcel Numbers (APNs): 670-0-181-110, -090, -140; -235, -250, -260, -270, -340, -350, and -360; 670-0-182-050, -060, -190, -210, -220, -230, and 671-0-240-450, and -460. (Generally described as 2100 E Thousand Oaks Boulevard). 676-0-040-105, 676-0-180-325, and 671-0-240-410 would be used for off-site operational and construction-related parking. 671-0-240-485, and -475 are included in the Specific Plan Amendment area but are not part of the area to be disturbed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Implementation of the project would have the potential to have significant impacts on the following topics without the mitigation measures described herein: Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Noise, and Tribal Cultural Resources. However, with implementation of the mitigation measures identified in this Draft EIR, each potentially significant impact would be reduced to a less-than-significant level. The required mitigation measures include the preparation of a photometric plan, pre-construction surveys for nesting birds, roosting bats, and Crotch's bumble bee, compliance with the project-specific Tree Protection Plan, a worker environmental awareness program for cultural resources, archaeologist monitoring during ground-disturbing activities, documented incorporation of the recommendations of the project-specific geotechnical investigation, preparation of a technical paleontological assessment, and implementation of noise reduction measures for the outdoor amphitheater. Implementation of the project would have the potential to have significant and unavoidable impacts on air quality and transportation, including with the implementation of the following mitigation measures: the use of Tier 4 construction equipment, "super compliant" architectural coatings, and use of electric landscaping equipment and zero VOC cleaning supplies. With the implementation of the mitigation measures identified in this Draft EIR, impacts on air quality and transportation would be significant and unavoidable. All mitigation measures are to be included in a Mitigation Monitoring and Reporting Program. All other resource areas found to have no impact or to be less than significant are also described in the Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

The responsible agencies include the following: Regional Water Quality Control Board Region 4, Ventura County Air Pollution Control District, Ventura County Watershed Protection District, Ventura County Fire Department. The trustee agencies include the following: California Department of Fish and Wildlife, South Coast Region 5.

The project team also recommends circulating the Draft EIR to the following agencies: California Air Resources Board, California Department of Transportation (District 7), California Energy Commission, California Highway Patrol, Department of Toxic Substances Control, Native American Heritage Commission, Office of Historic Preservation, Public Utilities Commission, Department of Water Resources, and Ventura County Resource Management Agency.