



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 17, 2026

Krystin Rice
Planning Manager, City of Thousand Oaks
Community Development Department, Planning Division
2100 Thousand Oaks Boulevard.
Thousand Oaks, CA 91362
krice@toaks.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE DOWNTOWN
THOUSAND OAKS PROJECT DATED MARCH 6, 2026, STATE CLEARINGHOUSE
NUMBER [2025090621](#)

Dear Krystin Rice,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Downtown Thousand Oaks Project (Project). The approximately 17.68-acre proposed Project is located at 2100 East Thousand Oaks Boulevard. The proposed Project involves a General Plan Amendment to change the land use designation of a 5.33-acre portion of the Project area to Mixed-Use and increase the height within that area; amendment of the Civic Arts Plaza Specific Plan (SP No. 11) to facilitate development of a new pedestrian-oriented downtown, including mixed-use residential, a hotel, commercial, office, and entertainment uses; partial reconstruction of the existing City Hall; public amenities such as a park plaza and outdoor amphitheater; and supporting infrastructure, including new roadways, reconfigured utilities, and stormwater management improvements; a Tentative Tract Map consolidating 14 existing parcels into 9 new lots; a Development Permit for construction of four new buildings, including a seven-story, 142-key hotel; a seven-story,

161-unit mixed-use building (26 affordable units) with subterranean garage; a four-story, 79-unit mixed-use building (13 affordable units) with subterranean garage; a two-story restaurant building; and a public park with a children's play structure, splash pad, interactive play equipment, informal stages and seating areas, and flexible open space. DTSC recommends and requests consideration of the following comments:

1. According to the Phase II Subsurface Investigation Report conducted by Citadel, concentrations of Volatile Organic Compounds (VOCs) were detected in the shallow soil vapor with the exception of tetrachloroethene (PCE). Reported concentrations of VOCs did not exceed the Screening Levels for commercial/industrial use. PCE was reported in all of the soil vapor samples at concentrations ranging from 4.9 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 210 $\mu\text{g}/\text{m}^3$. Since testing was only conducted for commercial screening levels and the proposed Project will include residential developmental, DTSC recommends the City of Thousand Oaks enter into a voluntary agreement to address contamination on the property or receive oversight from a [self-certified local agency](#), DTSC or the Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant [Regional Brownfield Coordinator](#) for your Project.
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported

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soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC appreciates the opportunity to comment on the DEIR for the Downtown Thousand Oaks Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

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cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Glenn Lajoie
Principal,
Director of Environmental Planning, Project Manager
CSG Consultants, Inc. / Consulting Firm
glennl@csgengr.com

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Analyst II
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov