



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

56-06242026-114

STATE CLEARINGHOUSE NUMBER (If applicable)

2025090621

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF THOUSAND OAKS

LEAD AGENCY EMAIL

communitydevelopment@toaks.gov

DATE

06/24/2026

COUNTY/STATE AGENCY OF FILING

VENTURA

DOCUMENT NUMBER

2026100006785

PROJECT TITLE

DOWNTOWN THOUSAND OAKS PROJECT

PROJECT APPLICANT NAME

CITY OF THOUSAND OAKS

PROJECT APPLICANT EMAIL

AALIKHAN@TOAKS.GOV

PHONE NUMBER

(805) 449-2140

PROJECT APPLICANT ADDRESS

2100 THOUSAND OAKS BOULEVARD

CITY

THOUSAND OAKS

STATE

CA

ZIP CODE

91362

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$4,227.50

\$

\$4,227.50

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

☐ 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

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☒ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

\$4,277.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

KEVIN DAVIS, DEPUTY COUNTY CLERK

POSTED
JUN 24 2026

MICHELLE ASCENCION
Ventura County Clerk and Recorder

By: _____ Deputy

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

2026100006785

06/24/2026

10:40 AM

TOAKS

DocType: FISH
DAVISKEN

Pages: 3

Fees: \$4277.50



Notice of Determination

Appendix D

To:
☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☒ County Clerk

County of: Ventura

Address: 2100 E. Thousand Oaks Blvd
Thousand Oaks, CA 91362
From:

Public Agency: City of Thousand Oaks

Address: 2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362

Contact: Krystin Rice, Planning Manager

Phone: (805) 449-2335

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): 2025090621

Project Title: Downtown Thousand Oaks Project

Project Applicant: City of Thousand Oaks

Project Location (include county): 2100 Thousand Oaks Boulevard, Thousand Oaks, Ventura County, CA

Project Description:

See attached Project Description.

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

described project on June 23, 2026 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:

<https://toaks.gov/index.php?section=environmental&projectsection=5&project=85>

Signature (Public Agency): Krystin Rice Title: Planning Manager

Date: 6/24/26 Date Received for filing at OPR: _____

The approximately 17.68-acre proposed project site is generally located at 2100 East Thousand Oaks Boulevard. The project site is currently designated Institutional and Commercial Neighborhood, and zoned SP-11 and SP-20. The site is specifically bound by Thousand Oaks Boulevard and commercial uses (i.e., Saremi and Johnstone Dentistry) to the north, Conejo School Road and commercial uses (i.e., The Lakes shopping center) to the east, Highway 101 to the south, and Oakwood Drive, commercial uses (i.e., Enhanced Landscape, a private landscape company), and single-family residential uses to the west. The site is located within the Civic Arts Specific Plan (SP-11) and Thousand Oaks Boulevard Specific Plan (SP-20), and consists of three public right-of-way segments (i.e., Thousand Oaks Boulevard, Dallas Drive, and Oakwood Drive). The proposed project would use the parking facilities at 265 South Rancho Road and 110 South Conejo School Road for satellite parking during peak demand times. These locations would also be utilized for off-site construction laydown areas.

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 podium 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; a Special Use Permit for the sale and consumption of alcohol; and a Protected Tree Permit for the removal and replacement of protected trees, as well as the encroachment into the protected zone of protected trees. The proposed project would be constructed in five phases which are anticipated to commence in 2027 and be completed by 2032.