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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 #: 2023020431

Project Title: Janss Marketplace Hotel Project

Lead Agency: City of Thousand Oaks

Contact Name: Scott Kolwitz, Senior Planner

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

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

The proposed project includes a request for Approval of an Environmental Impact Report (EIR 2022-70002), Tentative Parcel Map (TTM 2022-70265), Development Permit (DP 2022-70079), Special Use Permit (SUP 2023-70009), Landscape Plan Review (2023-70006 [LPC]), and Zoning Change (Z 2021-70997), limited to the footprint of the hotel, from Community Shopping Center to Community Shopping Center - Height Overlay, to increase the hotel's maximum height to 75 feet, instead of 35 feet. The proposed project would include the construction of a five-story, 216-room hotel and an approximately 13,600 SF retail pad to replace an existing 35,500 SF commercial development in the Janss Marketplace. The proposed hotel would be approximately 133,000 SF. Landscaping would be provided in three primary planters. Parking would be provided using the existing 2,642 parking spaces within the Janss Marketplace. The 27.16-acre parcel's airspace is to be subdivided into three parcels for property conveyance and financial purposes.

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: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Utilities and Service Systems. 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. Mitigation includes construction best management practices, architectural coatings, the use of Tier 4 construction equipment, pre-construction roosting bat and nesting bird surveys, worker environmental awareness program, archaeologist monitoring during ground-disturbing activities, cultural resource monitoring and inadvertent discovery plan and procedures, geotechnical investigation, review and observation by a geotechnical engineer, project paleontologist and paleontological resources impact mitigation plan, asbestos survey, paint waste evaluation, PCB survey, construction best management practices for discovery of hazardous waste or materials, and solid waste management plan/recycle diversion plan. 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.

No responsible or trustee agencies.

The project team recommends circulating the Draft EIR to the following agencies: California Department of Transportation District 7, Energy Commission, Department of Fish and Game Region #5, Native American Heritage Commission, Public Utilities Commission, Regional Water Quality Control Board Region 4, and Department of Water Resources.