

FILED
DEC 08 2023

DATE: MICHELLE ASCENCION
Ventura County Clerk-Recorder

Notice of Determination

Appendix D

By: ELIZABETH ARANT, Deputy

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

From: Public Agency: City of Thousand Oaks
Address: 2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Contact: Scott Kolwitz, Senior Planner
Phone: (805) 449-2319

County Clerk
County of: Ventura
Address: 800 South Victoria Avenue
Ventura, CA 93009

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): 2023020431

Project Title: Janss Marketplace Hotel Project

Project Applicant: Verdant Thousand Oaks, LLC. and Newmark Merrill Companies

Project Location (include county): 225 North Moorpark Road, Thousand Oaks, Ventura County, CA 91341

Project Description:

On November 14, 2023, the City Council certified the environmental impact report ("EIR") for the Project and approved the Project. The Project includes the construction of a five-story 216-room hotel and an approximately 13,000 square foot retail pad to replace an existing 35,500 square foot commercial development in Janss Marketplace. The City filed a Notice of Determination relating to the certification of the EIR and approval of the Project on November 16, 2023.

The Project also included an application for a zone change, limited to the footprint of the hotel, from Community Shopping Center to Community Shopping Center - Height Overlay, to increase the hotel's maximum height from 35 feet to 75 feet. The zone change is analyzed in the EIR, and the City Council conducted a first reading for an ordinance to enact the zone change at its November 14, 2023 meeting. On December 5, 2023, the City Council conducted a second reading for, and approved, the zone change ordinance. The City Council found the zone change was analyzed in the certified EIR and did not require additional environmental review under State CEQA Guidelines section 15162.

This is to advise that the City Council of the City of Thousand Oaks has approved the above (input checked) Lead Agency or (input unchecked) Responsible Agency

described project on 12/5/2023 and has made the following determinations regarding the above described project.

- 1. The project [input unchecked] will [input checked] will not] have a significant effect on the environment.
- 2. [input checked] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [input unchecked] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [input checked] were [input unchecked] were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [input checked] was [input unchecked] was not] adopted for this project.
- 5. A statement of Overriding Considerations [input unchecked] was [input checked] was not] adopted for this project.
- 6. Findings [input checked] were [input unchecked] 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://www.toaks.org/departments/community-development/planning/environmental-impact

Signature (Public Agency): [Signature] Title: Senior Planner

Date: 12/8/2023 Date Received for filing at OPR:

By: MICHELLE ASCENCION
Ventura County Clerk and Recorder
Deputy

DEC 08 2023 POSTED



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 56 — — — — —
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2023020431

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Thousand Oaks	LEAD AGENCY EMAIL skolwitz@toaks.org	DATE 11/15/2023
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COUNTY/STATE AGENCY OF FILING Ventura	DOCUMENT NUMBER
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PROJECT TITLE
 Janss Marketplace Hotel Project

PROJECT APPLICANT NAME Verdant Thousand Oaks, LLC. Newmark Merrill Comp	PROJECT APPLICANT EMAIL adam.corral@greens.com	PHONE NUMBER (619) 665-1296
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PROJECT APPLICANT ADDRESS 16530 Bake Parkway, Suite 200	CITY Irvine	STATE CA	ZIP CODE 92618
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 3,889.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Scott Kolwitz, Senior Planner, City of Thousand Oaks
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FILED

NOV 15 2023

DATE: NOV 15 2023
 MICHELLE ASCENCION
 Ventura County Clerk-Recorder
 By: Deputy

POSTED

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MICHELLE ASCENCION
 Ventura County Clerk and Recorder
 By: _____, Deputy

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

2023100016047

11/15/2023 Pages: 1
 02:23 PM Fees: \$3889.25
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 DocType: FISH
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Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters
800 S. Victoria Ave.
Ventura, CA 93009
(805) 654-2263 (Clerk/Vitals)
(805) 654-3665 (Recorder)

Receipt: 23-101544

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	1
	Document #	2023100016969
	Document Info:	CITY OF THOUSAND OAKS
	Filing Type	ND
	State Fee Prev Charged	true
	No Handling Fee	false
Total		\$50.00
Tender (Check)		\$50.00
Payor	Verdant Thousand Oaks Llc	
Check Number	1040	

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

12/8/23 2:57 PM ARANE
VENTURA