

## Notice of Intent

**Date:** February 5, 2024

**To:** State Clearinghouse, Public Agencies, Interested Parties

**Subject:** **Notice of Intent to Adopt a Draft Mitigated Negative Declaration for the 3948 Skelton Canyon Circle single-family dwelling project**

**Location:** 3948 Skelton Canyon Circle, Westlake Boulevard, CA 91362  
Located at the terminus of Skelton Canyon Circle, west of Westlake Boulevard.

**Assessor Parcel Numbers (APNs):** 690-0-010-105 and 690-0-010-015

**Applicant:** Tricia Ferruza.  
3948 Skelton Canyon Circle  
Westlake Village, CA 91362

**Project Contact:** City of Thousand Oaks  
Wilfredo Chua, Associate Planner  
Community Development Department  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [wchua@toaks.org](mailto:wchua@toaks.org)  
Office: 805-449-2509

Notice is hereby given that the City of Thousand Oaks (City) is the lead agency and has prepared a Mitigated Negative Declaration (MND) for the single-family dwelling (project).

### Project Description

The proposed project includes the construction of a two-story, 4 bedroom, approximately 4,700 square-foot single-family dwelling with a swimming pool and spa on a 15.88 acre vacant residential property. The residence would have a multi-purpose room in the basement, and approximately 510 square-foot garage. The Project site has varying topography with slopes ranging from 5 – 37.3%, with 12.2 acres having 25% or greater natural slope. The proposed encroachment into that 12.2 ac (531,432 square feet) slope is 3,633 square feet which is less than 1%. The project would require grading

There are a considerable number of oak trees on the project site. Due to access issues, the applicant's tree consultant was not able to evaluate all the trees on the site, however, in the prepared tree report, 21 protected trees (19 oaks and 2 sycamores) that are within proximity to the project were evaluated. Fourteen of the 21 trees would be impacted with

one being proposed for transplanting, two for removal, and others being encroached upon and pruned for structural and brush clearances.

The project would require grading on-site to allow for project implementation, but no significant changes in finish elevations are expected. Grading would involve the preparation for structures pad and driveway with disturbance to an area of approximately 12,000 square feet. It is worth noting that the main structure pad has been previously graded. The proposed grading plans indicated that site grading would require 750 cubic yards of cut, and 1400 cubic yards of fill, with an import of 650 cubic yards of soil.

The application also includes oak tree and landmark tree permits. As previously mentioned, one oak tree is being proposed for transplantation, two to be removed and the rest of the impacted trees, including two sycamores will have encroachment and pruning for driveway, structural, and brush clearances.

The project would require the following adoption/approvals.

- 2017-70530 MND
- 2017-70308 OTP
- Grading Permit
- Encroachment and Haul Route Permit
- 2017-70164 RPMJ
- 2017-70309 LTP
- Grading Permit

The City performed a comprehensive evaluation of the potential environmental impacts of this project in accordance with the California Environmental Quality Act (CEQA) Guidelines and will determine if the project would have potentially significant impacts. Mitigation measures are included as required to reduce impacts to less than significant.

### **Issues Addressed in the MND**

Based on the Project Description and the City's understanding of the environmental issues associated with the project, the following topics were evaluated in the MND.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

This list omits the Agriculture and Forestry Resources section, Land Use Planning, Mineral Resources, Noise, Population and Housing, and Public Services sections from the CEQA Appendix G Checklist because these issues were found to result in no impacts.



## Responsible and Trustee Agencies

In accordance with Section 15073 of the CEQA Guidelines, this Notice of Intent (NOI) is being sent to the Office of Planning and Research (State Clearinghouse), Responsible Agencies, Trustee Agencies, and other interested parties. The City encourages you to express the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the project. Your agency should use the MND for this project if it will consider a permit or other approval for the project.

## Review and Response Period

In accordance with CEQA Guidelines Section 15073, this NOI is being circulated for a 30-day comment period. The 30-day public review period for the **NOI will begin on February 5, 2024, ending March 6, 2024**. Pursuant to CEQA Guidelines, Section 15073, responses to this NOA must be provided during this response period. **The City of Thousand Oaks requests that written comments on the Draft MND be provided at the earliest possible date, but no later than 5:00 p.m. on March 6, 2024.**

The Draft MND is available for public review at the City of Thousand Oaks, Planning Division, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362, or on the City of Thousand Oaks website at:

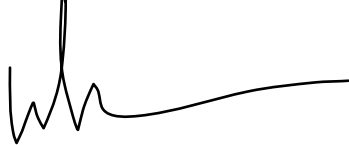
<https://www.toaks.org/departments/community-development/planning/environmental-impact>.

## Submittal of Written Comments

Please send written/typed comments (including a name, email, telephone number, and/or other contact information) electronically or by mail to the following:

City of Thousand Oaks, Community Development Department, Planning Division:

RE: 3948 Skelton Circle Single Family Dwelling Project  
ATTN: Wilfredo Chua, Associate Planner  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: wchua@toaks.org



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Wilfredo Chua, Associate Planner  
Community Development Department





Figure 1 – Project Location

