

# 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 #: \_\_\_\_\_

Project Title: 1651 Lynn Road Residential Subdivision Project

Lead Agency: City of Thousand Oaks

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Project Location: Thousand Oaks, Ventura County

*City*

*County*

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

The Project would subdivide the property at 1651 Lynn Road into 19 residential lots to accommodate the construction of 18 single-family residences. The Project also includes a new internal private access road, walls, hardscape, landscape, a bio-retention basin, and grading, as well as the removal of oak trees and the encroachment into the protected zone of oak trees. The majority of the proposed development would be located on the privately owned APN 660-0-030-165; however, the Applicant would be granted an easement over the City-owned APN 660-0-030-175 to maintain the landscaping on that parcel. The Project would require a Vesting Tentative Tract Map (VTTM) 2022-70793 and approval to subdivide the 4.30-acre parcel into 19 lots; Residential Planned Development (RPD) 2022-70851 approval for the construction of 18 single-family residences, including an internal private access road, walls, hardscape, landscape, bio-retention basin, and grading; an Underground Utility Waiver (UUW) 2024-70002 to waive the requirement to underground existing overhead utilities to construct 18 single-family residences; a Modification to the Objective Design Standards (ODS) of the City of Thousand Oaks Municipal Code (TOMC), to allow vehicular and pedestrian gated access to the Project site as otherwise prohibited by TOMC Section 9-4.2205(a)(4); a Modification to the ODS of the TOMC, to allow for one residential flag lot as otherwise prohibited by TOMC Section 9-4.2205(a)(6); and a Protected Tree Permit (PTP) 2022-70874 for the removal of 23 oak trees and encroachment into the protected zone of 80 oak trees.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Cultural Resources, Geology/Soils (for Paleontological Resources), and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include: pre-construction surveys and avoidance measures should special-status species or nesting birds be found during the surveys; compliance with tree protection/tree permit requirements; and discovery protocol measures should cultural, paleontological, or tribal cultural resources be encountered during Project construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No potential areas of controversy are known to the Lead Agency for the Project at this time.

Provide a list of the responsible or trustee agencies for the project.

No responsible or trustee agencies.

The Project team recommends circulating the IS/MND to the following agencies: Department of Fish and Game Region #5, Native American Heritage Commission, Regional Water Quality Control Board Region 4, Caltrans District 7, and the California Public Utilities Commission.