

THOUSAND OAKS PLANNING COMMISSION



Supplemental Information Packet 1 September 12, 2022

Agenda Related Items Meeting of September 12, 2022

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Planning Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically they are distributed on the Thursday or Friday preceding the Planning Commission meeting and/or on Monday before the meeting. Supplemental Packets produced on Thursday or Friday are available for public inspection in the Community Development Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). All Supplemental Packets are available for public review at the Planning Commission on the City's website www.toaks.org.

Americans with Disabilities Act (ADA):

In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the Community Development Department at (805) 449-2500. Upon request, the agenda and documents in this agenda packet, can be made available in appropriate alternative formats to persons with a disability. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.



Community Development Department
MEMORANDUM

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

To: Planning Commission
From: John M. Dugan, Deputy Community Development Director
Date: September 12, 2022
Subject: Regarding Item 07A - Special Use Permit – Major Modification (SUMJ) 2022-70360 – **Additional Correspondence**

Attached please find an item of additional correspondence received since the printing of the packet.

CDD:420-46\H:COMMON\Planning Commission\Agenda Packet\2022\09-12-2022 Meeting\Supplemental 1.docx

Lori Goor

From: Community Development Department
Sent: Monday, September 12, 2022 3:32 PM
To: Lori Goor
Cc: Nizar Slim; John Dugan; Patrick Hehir
Subject: FW: Public Comment, 9/12/22 Planning Commission Meeting, Agenda Item 7A

For the supplemental.

From: rawitt@verizon.net <rawitt@verizon.net>
Sent: Monday, September 12, 2022 3:11 PM
To: Community Development Department <CommunityDevelopment@toaks.org>
Subject: Public Comment, 9/12/22 Planning Commission Meeting, Agenda Item 7A

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Thousand Oaks Planning Commission

2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

September 12, 2022

RE: Thousand Oaks Planning Commission Meeting 9/12/2022

Agenda Item #7A: Proposed Reduction of Required Parking Lot Landscaping

Special Use Permit – Major Modification (SUMJ) 2022-70360; Applicant: Solar Optimum, Inc. for Takeda Pharmaceuticals

Dear Chair Newman and Commissioners,

The Conejo Climate Coalition enthusiastically supports generating energy from solar installed on the built environment ... specifically *rooftops* ... as one of the most effective strategies to simultaneously fight *both* the escalating Climate Emergency, which just forced all of us to endure a sweltering 10 day heat dome, and to combat the pervasive Ecological Collapse that literally threatens the survival of all life on our planet – including human life.

[NOAA's Annual State of the Climate Report](#) released August 30th, showed all three dominant greenhouse gas pollutants – carbon dioxide, methane and nitrous oxide – hit new **record high concentrations** in 2021, and heat ocean content and sea levels both exceeded historic measurements last year. Meanwhile, satellite observations show that at least [three tipping points](#) of no return -- dieback of the Amazon rainforest, collapse of the Gulf Stream and other key Atlantic currents, and loss of the Greenland ice sheet – all of which are irreversible on human timescales, are fast becoming reality.

Accumulating data indicative of expanding, not slowing, global climate impacts make it imperative that ***your every decision must solve for multiple problems at once***. Rooftop solar is a win-win for a stable climate, healthy biodiversity, and human health and safety; but rooftop solar is not what Takeda is proposing. Instead it presents the status quo's *false binary* of having to choose *either* solar *or* intact nature, when the facts on the ground show we *can* and *must* have *both*.

New evidence presented in a [Scientists Warning to Humanity on Tree Extinctions](#) indicates that *one third* of tree species are threatened with extinction and identifies “the main threat to tree species across the world is habitat loss owing to the spread of agriculture, which affects 29% of species, followed by logging and other forms of wood harvesting (27%), livestock farming (14%) and urban development (13%).” Instead of consistently approving the destruction of massive numbers of local trees annually, our Planning Department must recognize the benefits trees provide, actually prioritize the

conservation and restoration of native trees in Thousand Oaks, and strengthen their role in the city's climate and environmental policy. Trees produce the oxygen we breathe and clean our air of toxic pollution, reducing exhaust fumes by up to 60% on tree-lined streets. Trees moderate city climates, reducing healthcare, environmental, and energy expenses (saving up to 10% in heating and cooling costs) -- by providing shade, by regulating the surrounding environment through evapotranspiration (significantly reducing heatwaves and urban heat island impacts including lost productivity and exacerbated health conditions), and by capturing and storing more carbon than our atmosphere holds. Trees absorb noise pollution and buffer wind. Trees form, stabilize and protect soil from erosion, reducing the risk of shallow landslides. Trees cycle nutrients. Trees provide diverse endangered wildlife, including migrating birds and pollinators, with food, refuge, microclimates, and shelter from direct sunlight and high temperatures as well as camouflage against predators – encouraging biodiversity in developed areas. (A mature oak can provide habitat for more than 500 different species.) Trees regulate surface and groundwater flows, maintain high, clean water quality through filtration, reduce water-related risks including floods and droughts, and help to prevent desertification. Trees have aesthetic and spiritual value, reducing stress and enhancing well-being, recreation and tourism. Though to differing degrees depending on the species and habitat, trees provide these and more beneficial services to our community, whether or not they are protected heritage trees or landscaping trees.

Nonetheless, Takeda is requesting a waiver to cut down 148 trees. It justifies this destruction by claiming all are under ten inches in diameter – approximately the width of a dinner plate -- and proposes to mitigate this destruction by transplanting just 10 boxed sycamores – which typically measure about six to eight inches in diameter. That's a *net loss* of 138 trees! Forty-eight inch boxed nursery trees don't even come close to providing the carbon storage, water retention, or wildlife habitat a single mature tree offers. Our city must require destroyed trees be replaced on a mass for mass basis, preferably with native tree species strongly preferred by foraging birds. (In the following research article, The importance of street trees to urban avifauna:

https://esajournals.onlinelibrary.wiley.com/doi/10.1002/eap.2149?fbclid=IwAR2jJzqn4ktaL6YWfZnFGuUDLsvDLXCUQsl8r-5_JDiS7CkgaVqLAaVVrb8, the authors importantly suggest their findings of "exceptionally high use of oaks by feeding birds may be due to the important role of oaks in urban ecosystems in structuring a diverse food web.")

While the Conejo Climate Coalition is a vocal advocate for increasing solar plus battery storage in the Conejo Valley and applauds Takeda for adding clean energy generation on-site, several key questions and considerations need to be addressed before CCC can offer our support. A tree inventory needs to be conducted showing the location and the number of each impacted tree species. The applicant should be encouraged to install the requested solar as a rooftop array, rather than removing any ecologically-valuable native trees or, if infeasible, explain why their rooftop is not a viable alternative for this project. If tree removal is necessary, the number of such ecologically-valuable trees should be

minimized and a one-to-one mitigation of any native trees removed (sycamore and arbutus species) needs to be required.”

Sincerely,

Rose Ann Witt
Conejo Climate Coalition