

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
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a California Way of Life.*



November 29, 2022

Justine Kendall, AICP, Associate Planner,
City of Thousand Oaks Community Development Department Planning Division
2100 East Thousand Oaks Boulevard
Thousand Oaks, CA 91362

RE: Latigo Hillcrest Project – Notice of
Preparation (NOP)
SCH# 2022100528
GTS# 07-VEN-2022-00517
Vic. VEN-101 PM 7

Dear Justine Kendall:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project applicant proposes to demolish the existing one-story commercial structure and construct two new podium buildings comprised of: a four-story mixed-use development (604,606 total gross square feet); 333 multi-family residential units (including 30 very low-income affordable units) common areas, and amenities such as a lounge, game room and fitness facilities; and 5,300 square feet of commercial restaurant space above a semi-subterranean parking structure (All numbers are approximate). Development of the project would result in demolition, grading, and construction of buildings, paving and hardscape, and landscape planting. The project applicant requests a General Plan designation of Specific Plan-24 and Commercial/Residential zoning.

The nearest State facility to the proposed project is U.S. 101. After reviewing the NOP, Caltrans has the following comments:

For this project, we encourage the Lead Agency to evaluate the potential for Transportation Demand Management (TDM) strategies to better manage the transportation network, such as improved connectivity, service, safety, and comfort for transit, bicycles, and pedestrians. Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared in on December 18, 2020. You can review these resources at the following links:

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

Caltrans encourages the Lead Agency to prepare a safety impact analysis for all developments in the California Environmental Quality Act (CEQA) review process so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050. Some recommended tools to achieve a more balanced and safe transportation system are:

- Creating robust public transit infrastructure for residents and employees.
- Reducing the amount of parking whenever possible, as abundant car parking enables and encourages driving. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's ability to encourage public transit and active modes of transportation.
- Avoiding gating off the project site from the surrounding community. Provide pedestrian access points throughout to promote active transportation and ensure easy access to any transit stops and nearby destinations.
- Meeting or exceeding ADA requirements for all sidewalks and ramps with none being obstructed by utility poles or electrical cabinets.
- Implementing high-visibility continental crosswalks, curb extensions, leading pedestrian intervals, pedestrian refuge islands, and pedestrian scrambles at all intersections.
- Including canopy trees, bioswales, bicycle parking facilities, and street furniture to provide a comfortable and sustainable environment to encourage active transportation modes and improve community health.

Finally, the Project area is located immediately adjacent to the U.S. 101 Rancho Conejo Blvd off-ramp. An encroachment permit will be required for any project work proposed on or in the vicinity of Caltrans right-of-way and all concerns must be adequately addressed.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-VEN-2022-00517.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR Branch Chief

cc: State Clearinghouse