

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7

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a California Way of Life*



September 19, 2023

Scott Kolwitz  
City of Thousand Oaks  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

RE: Janss Marketplace Hotel Project  
Draft Environmental Impact Report  
(DEIR)  
SCH # 2023020431  
Vic. VEN-Multiple  
GTS # 07-VEN-2023-00553

Dear Scott Kolwitz:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced DEIR. The project site is located within the Janss Marketplace and is surrounded by commercial uses. Within the 38-acre Janss Marketplace, the proposed hotel would be located on an existing 27.16-acre parcel (project site). The proposed project includes the construction of a five-story, 216-room, 132,144 square-foot hotel. The structure would include an open-air courtyard within the center of the building composed of two levels, the first floor consisting of a patio and event area, and the second floor consisting of a pool deck. The main entrance for the hotel would be located on the western side of the building, setback from the access road. A secondary entrance for the hotel would be located on the eastern side of the building, accessed from the pedestrian walkway internal to the Janss Marketplace. The City of Thousand Oaks is the Lead Agency under the California Environmental Quality Act (CEQA).

The project site is located approximately less than a mile from the U.S. 101 and 1.2 miles from SR-23. After reviewing the Revised DEIR, Caltrans has the following comments:

According to the DEIR, no changes to parking are proposed. Parking would be provided utilizing the existing 2,642 parking spaces within the Janss Marketplace; of those spaces, it is expected that the hotel guests would predominantly park in the parking structure adjacent to Wilbur Road, which has approximately 1,396 spaces, located across from the project site. The DEIR also states that impacts to transportation would be less than significant. The following information is included for your consideration.

We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). This reference is available online at:

<https://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please feel free to contact Karen Herrera, the project coordinator, at Karen.Herrera@dot.ca.gov and refer to GTS # 07-VEN-2023-00553.

Sincerely,



MIYA EDMONSON  
LDR/CEQA Branch Chief

cc: State Clearinghouse