

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life*



May 4, 2023

Justine Kendall
City of Thousand Oaks
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 93162

RE: Los Robles Comprehensive Cancer Center
Notice of Preparation (NOP) of a Draft
Environmental Impact Report (DEIR)
SCH # 2023040287
Vic. VEN-101 / PM:3.64
GTS # 07-VEN-2023-00544

Dear Justine Kendall:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The project applicant proposes to construct a new 58,412 square foot (SF), 27 to 42-foot-tall medical office building, having a split level amongst two stories with a mechanical rooftop screened with mansard roofing. The medical building will accommodate patient rooms, treatment services, office area for staff and physicians, conference/consultation rooms, lounge and general storage and utility areas. Two hundred thirty-three (233) parking spaces are proposed with primary access off Rolling Oaks Drive, requiring reconfiguration of the existing drive and a secondary access accommodated off Los Padres Drive. The project will provide 14 percent landscape coverage (17,104 SF), providing enhanced perimeter landscape treatment. Development of the project would result in demolition of all remaining improvements on the vacant lot, grading on slopes steeper than 25 percent, and removal and replacement of 14 of 33 protected trees on site. The City of Thousand Oaks is the Lead Agency under the California Environmental Quality Act (CEQA).

The project site is approximately less than a mile from U.S. Route 101 (US-101). After reviewing the NOP, Caltrans has the following comments:

Currently the project is designed in a way that will lead to an overall increase in parking supply from the construction of 233 parking spaces. The Lead Agency is encouraged to integrate Traffic Demand Management (TDM) strategies in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more transit-oriented and pedestrian-friendly projects to achieve a high level of non-motorized travel options for residents and the public. Caltrans recommends the following to helping the state of California achieve its goals to improve health and meet VMT reduction goals:

- Improve connections from commercial uses to existing active transportation and transit infrastructure. This can be done with robust signage near crosswalks, safety improvements, and human scale amenities to encourage recreational walking.

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Caltrans also is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, all future developments should incorporate multimodal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans looks forward to reviewing the forthcoming DEIR. 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-2023-00544.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse