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## **Appendix H-2**

Trip Generation Addendum Memorandum for the  
Los Robles Medical Center Project, prepared by  
Associated Transportation Engineers,  
October 11, 2023





# ASSOCIATED TRANSPORTATION ENGINEERS

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## **TRIP GENERATION ADDENDUM MEMORANDUM FOR THE LOS ROBLES MEDICAL CENTER PROJECT – THOUSAND OAKS, CALIFORNIA**

Associated Transportation Engineers (ATE) has prepared the following trip generation addendum memorandum for the Los Robles Medical Center Project in the City of Thousand Oaks. City staff requested a trip generation assessment that defines the overall Project's trip generation and potential adverse effects at key signalized intersections in the immediate vicinity of the overall Project. It is our understanding that the trip generation assessment will be submitted to the City as part of the Project's development application review.

### **PROJECT DESCRIPTION**

The Los Robles Medical Center Project located at 400 East Rolling Oaks Drive would construct a 58,412 square foot medical office building. The Project would require a Land Use change from Very Low Density Residential to Commercial. In conjunction with the proposed medical center, a parcel located at 355 West Janss Road is proposed to change from Institutional to Low Density Residential in order to comply with State law and maintain the total residential development capacity in the City of Thousand Oaks. Changing a properties Land Use designation from "residential" to "non-residential" must be accompanied by a concurrent change restoring the residential development potential elsewhere in the City ensuring no net loss in total residential development capacity.

For the Los Robles Medical Center Project to be legally viable, the applicant is requesting to change the Land Use designation of the parcel at 355 West Janss Road. Currently there is no development concept for the 355 West Janss Road property at this time. The residential capacity at the 355 West Janss Road property after the Land Use redesignation would be 9 single family residential units. The potential traffic effects for the overall Los Robles Medical Center at 400 East Rolling Oaks Drive and the 9 residential units at 355 West Janess Road are addressed in the trip generation addendum memorandum.

**PROJECT TRIP GENERATION**

The overall Project is a 58,412 square-foot medical office and 9 single family residential units. Trip generation estimates were calculated for the overall Project based on the rates published in the Institute of Transportation Engineers (ITE), Trip Generation, 11<sup>th</sup> Edition for Medical Office (Land Use Code #720) and Single-Family Detached Housing (Land Use Code #210). Table 1 presents the trip generation estimates for the medical office and the related 9 single family residential units.

**Table 1  
Project Trip Generation**

Land Use	Size/Units	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Medical Office	58,412 sq.ft.	36.00	2,103	3.10	181 (143/38)	4.02	235 (70/165)
Single Family Residential	9 Units	9.43	85	0.70	6 (2/4)	0.94	8 (5/3)
Overall Project Trip Generation:			2,188		187 (145/42)		243 (75/168)

The data presented in Table 1 indicates the medical office would generate 2,103 average daily trips (ADT), 181 AM peak hour trips and 235 PM peak hour trips. The related 9 single family residential units are estimated to generate 85 ADT, 6 AM peak hour trips and 8 PM peak hour trips. The overall Project would generate 2,188 ADT, 187 AM peak hour trips and 243 PM peak hour trips based on the ITE trip rates.

**CITY OF THOUSAND OAKS GENERAL PLAN CIRCULATION POLICY**

“The City shall maintain a Level of Service “C” on all roads and at all intersections and LOS “D” along Thousand Oaks Boulevard. Lower levels of service may be tolerated to preserve or enhance landscaping and aesthetic integrity.” A project would have an adverse effect when an intersection operating at LOS “C” or better is degraded by one of more service levels with the addition of project traffic. LOS is evaluated using the Highway Capacity Manual (HCM) methodology which measures intersection delay in seconds.

**POTENTIAL PROJECT ADVERSE EFFECTS**

The data presented in the October 24, 2022 traffic and parking study prepared for the Los Robles Medical Center indicate that the medical office would not have an adverse effect on the study-area intersections based on the City of Thousand Oaks' General Plan policy of maintaining LOS "C" operation for roadways and intersections. The study-area intersections would continue to operate at LOS "C" or better during the AM or the PM peak hour periods with the addition of medical office trips. It's the standard City practice for requiring a traffic impact study when a development project is expected to generate an additional 100 PM peak hour trips over the current land use. Since the proposed 9 single family residential units are estimated to generate 8 PM peak hour trips, a traffic study would not be required if this development is proposed in the future. The additional 85 ADT, 6 AM peak hour trips and 8 PM peak hour trips generated by the 9 single family residential units would not have an adverse effect on the intersections in the immediate vicinity of the 355 West Janss Road or the 400 East Rolling Oaks Drive property. The two site locations are separated by the U.S. Highway 101 and are more than 2 miles apart. The location of the proposed 9 single family residential units is far enough away that the trips generated by the development would not have an adverse effect on the operation of the 400 East Rolling Oaks study-area intersections. The study-area intersections would continue to operate at LOS "C" or better during the AM or the PM peak hour periods.

Associated Transportation Engineers



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President

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