

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023040287

Project Title: Los Robles Comprehensive Cancer Center and the 355 West Janss Road General Plan Amendment and Zone Change Project

Lead Agency: City of Thousand Oaks Contact Person: Scott Kolwitz, Senior Planner

Mailing Address: 2100 Thousand Oaks Boulevard Phone: (805) 449-2319

City: Thousand Oaks Zip: 91362 County: Ventura

Project Location: County: Ventura City/Nearest Community: Thousand Oaks

Cross Streets: East Rolling Oaks Drive/ Los Padres Drive (following statistics are for 400 Rolling Oaks Drive); and 355 West Janss Road / North Lynn Road Zip Code: 91361

Longitude/Latitude (degrees, minutes and seconds): 34 ° 10 ' 26.15" N / 118 ° 52 ' 9.87 " W Total Acres: 4.92

Assessor's Parcel No.: 681-0-180-265 and 681-0-180-275 Section: 16 Twp.: 1N Range: 19W Base: Thousand Oaks

Within 2 Miles: State Hwy #: 101 Waterways: N/A

Airports: Camarillo Airport Railways: N/A Schools: Conejo Valley Unified School District

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Lot Merger, Protected Tree Permit</u> |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>~58,000</u> Acres _____ Employees <u>40</u> | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>Energy, Noise, Services, Cultural</u> |

Present Land Use/Zoning/General Plan Designation:

400 Rolling Oaks: Neighborhood Very Low/Rural-Exclusive (R-E-1AC); 355 West Janss: Institutional/Public, Quasi-public and Institutional Lands and Facilities (PL)

Project Description: *(please use a separate page if necessary)*

The Project consists of two components: (1) redevelopment of the 4.92-acre site at 400 East Rolling Oaks Drive as a comprehensive cancer center medical building (Cancer Center site); and (2) a concurrent request for a General Plan Amendment (GPA) and Zone Change (ZC) at the 355 West Janss Road site to ensure no net loss of residential zoning capacity from approval of the comprehensive cancer center (Janss Road site).

Approval of the Cancer Center would require a GPA to modify the Cancer Center Site's General Plan Land Use designation from Neighborhood Very Low to Commercial Neighborhood, and a ZC to modify the Cancer Center Site's zoning designation from Rural-Exclusive (R-E-1AC) to Commercial Office (C-O). The Cancer Center would result in construction of a ~58,000 SF medical office that accommodates various cancer medical and patient services at 400 East Rolling Oaks Drive. The proposed Cancer Center would be accessed from Rolling Oaks Drive and Los Padres Drive. The Cancer Center would include 233 surface parking spaces, including 26 electric vehicle charging spaces and 28 clean air stalls. In addition, the Cancer Center would include pedestrian and 24 bicycle parking spaces. Grading is estimated to require 12,500 cubic yards of export.

A GPA from Institutional to Neighborhood Low 1 and ZC from Public, Quasi-public and Institutional Lands and Facilities (PL) to Residential Planned Development (RPD-4.5U) is concurrently proposed at the 2.15-acre site located at 355 West Janss Road to ensure no net loss of residential zoning capacity would occur from approval of the Project and the Requested Actions. There is no development concept or project proposed for the property at 355 West Janss Road at this time.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # R4
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 22, 2023 Ending Date February 5, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>HCA Health Care - Los Robles Hospital and Medical Center</u>
Address: <u>2280 Historic Decatur Rd #200</u>	Address: <u>215 West Janss Road</u>
City/State/Zip: <u>San Diego, CA 92106</u>	City/State/Zip: <u>Thousand Oaks, CA 91360</u>
Contact: <u>Kristen Stoner</u>	Phone: <u>805-370-4422; LRRCLosRoblesInformation@HCAHealthcare.com</u>
Phone: <u>619-591-1372</u>	

Signature of Lead Agency Representative:  Date: 12/21/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.