



Community Development Department

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Notice of Availability

Date: December 22, 2023

To: State Clearinghouse, Public Agencies, Interested Parties

Subject: Notice of Availability of a Draft Environmental Impact Report for the Los Robles Comprehensive Cancer Center and the 355 West Janss Road General Plan Amendment and Zone Change Project (SCH# 2023040287)

Location: 400 East Rolling Oaks Drive, Thousand Oaks, CA 91361; Generally located at the southeast corner of Rolling Oaks Drive and Los Padres Drive. The project site (proposed Los Robles Comprehensive Cancer Center component) is located on a 4.92-acre site; Assessor Parcel Numbers (APNs) 681-0-180-265 and 681-0-180-275 (see the attached project location map – Figure 1).

355 West Janss Road, Thousand Oaks, CA 91360; Generally located at the northeast corner of West Janss Road and North Lynn Road. The project site (Janss Road component) is located on a 2.15-acre site; APN 522-0-270-135 (see the attached project location map – Figure 1).

Applicant: HCA Healthcare – Los Robles Hospital
215 West Janss Road
Thousand Oaks, CA 91360
LRRCLosRoblesInformation@HCAHealthcare.com

Project Contact: City of Thousand Oaks
Scott Kolwitz, Senior Planner
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2100 Thousand Oaks Boulevard
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Notice is hereby given that the City of Thousand Oaks (City) is the lead agency and has prepared an Environmental Impact Report (EIR) for the Los Robles Comprehensive Cancer Center and 355 West Janss Road General Plan Amendment and Zone Change Project (project).

Project Description

The Project consists of two components: (1) redevelopment of the 4.92-acre site off Rolling Oaks Drive as a comprehensive cancer center medical building (Cancer Center); and (2) a concurrent

request for a General Plan Amendment (GPA) and Zone Change 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). Both project components are described further, below.

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 Zone Change 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 an approximately 58,000 square foot (SF) medical office that accommodates various cancer medical and patient services, having a split level amongst two stories with a mechanical rooftop screened with mansard roofing. The building height would range between 27 feet and 42 feet at its highest point. An Office of Statewide Health Planning and Development (OSHPD) 3 building is proposed, requiring state review and approval of building permits applied to clinics that are licensed pursuant to Health and Safety Code Section 1200. The medical building would accommodate patient rooms, treatment services, an office area for staff and physicians, conference/consultation rooms, a lounge, and general storage and utility areas.

The proposed Cancer Center consists of a new medical office building with primary access off Rolling Oaks Drive and secondary access off Los Padres Drive. Street-level parking would be provided on-site, including a drop-off area for patients. The Cancer Center would include 233 surface parking spaces, in accordance with the City Municipal Code requirements, including 26 electric vehicle charging spaces and 28 clean air stalls per CalGreen standards. In addition, the Cancer Center would include pedestrian and bicycle facilities that provide safe, continuous accessibility to the facility, including pedestrian pathways, crosswalks, and 24 on-site bicycle parking spots (short-term and long-term).

The construction period for the proposed project is anticipated to be approximately 18 months. Development of the Cancer Center would require demolition and removal of the existing onsite remnants of the previous daycare facility, including removal of asphalt and concrete pavement, building pads curbs, stairs and railings, iron and chain link fencing, gutters, headwalls, power and light poles, and some existing electrical lines. These materials would be transported off site to transfer stations and landfill facilities. The Cancer Center Site would then be graded, and it is estimated there would be approximately 30,335 cubic yards of cut and 17,865 cubic yards of fill, resulting in 12,470 cubic yards of export to balance the site during the grading phase.

The Cancer Center development is required by State law to comply with the California Building Standards Code, including the OSHPD 3 provisions provided by the Department of Health Care Access and Information, and its California Green Building Standards (CALGreen) component (Title 24), which includes mandatory building standards aimed at reducing energy use.

The Cancer Center Project component would result in a GPA to modify the Project site's General Plan Land Use designation from Neighborhood Very Low to Commercial Neighborhood, and a Zone



Change to modify the Cancer Center site's zoning designation from Rural-Exclusive (R-E-1AC) to Commercial Office (C-O). With this amendment and rezone, the potential for buildout of up to 9 residential units would not occur at the Cancer Center site. To ensure compliance with the Housing Crisis Act and to allow the City to make the required findings pursuant to California's "No Net Loss" statute (California Government Code Section 65863), a GPA from Institutional to Neighborhood Low 1 and Zone Change from Public, Quasi-public and institutional Lands and Facilities (PL) to Residential Planned Development, maximum 4.5 dwelling units per acre (RPD-4.5U) is proposed at the 2.15-acre site located at 355 West Janss Road in Thousand Oaks (Janss Road Site). The Janss Road Site is currently used for surface parking for the existing surgical center and supporting medical services.

The project would require the following approvals.

- General Plan Amendment 2022-70587-LU
- Zone Change 2022-70733-Z
- Development Permit 2022-70732-DP
- Parcel Map Waiver 2022-70736-PMW
- Protected Tree Permit 2022-70735-PTP
- Landscape Plan Check LPC-2023-70008
- Certification of EIR 2022-70775-EIR
- Grading Permit
- Building Permit

The City performed a comprehensive evaluation of the potential environmental impacts for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines and will determine if the project would have potentially significant impacts. Mitigation measures are included as required to reduce impacts to less than significant.

Issues Addressed in the EIR

Based on the Project Description and the City's understanding of the environmental issues associated with the project, the following topics were evaluated in the EIR.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural, Tribal Cultural and Paleontological Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

This list omits the Agriculture and Forestry Resources section, Geology and Soils section, Hydrology and Water Quality section, Mineral Resources section, and Population and Housing section from the CEQA Appendix G Checklist because these issues were found to result in no significant impacts and were focused out of the EIR during the Notice of Preparation process.

Responsible and Trustee Agencies

In accordance with Section 15087 of the CEQA Guidelines, this Notice of Availability (NOA) is being sent to the Office of Planning and Research (State Clearinghouse), Responsible Agencies, Trustee Agencies, and other interested parties. The City encourages you to express the views of your agency as to the scope and content of the environmental information that is relevant to your



agency's statutory responsibilities in connection with the project. Your agency should use the EIR for this project if it will consider a permit or other approval for the project.

Review and Response Period

In accordance with CEQA Guidelines Section 15087, this NOA is being circulated for a 45-day comment period. The 45-day public review period for the **NOA will begin on December 22, 2023, ending February 5, 2024.** Pursuant to CEQA Guidelines, Section 15087, responses to this NOA must be provided during this response period. **The City of Thousand Oaks requests that written comments on the Draft EIR be provided at the earliest possible date, but no later than 5:00 p.m. on February 5, 2024.**

The Draft EIR is available for public review at the City of Thousand Oaks, Planning Division, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362, or on the City of Thousand Oaks website at: <https://www.toaks.org/departments/community-development/planning/environmental-impact>

Submittal of Written Comments

Please send written/typed comments (including a name, email, telephone number, and/or other contact information) electronically or by mail to the following:

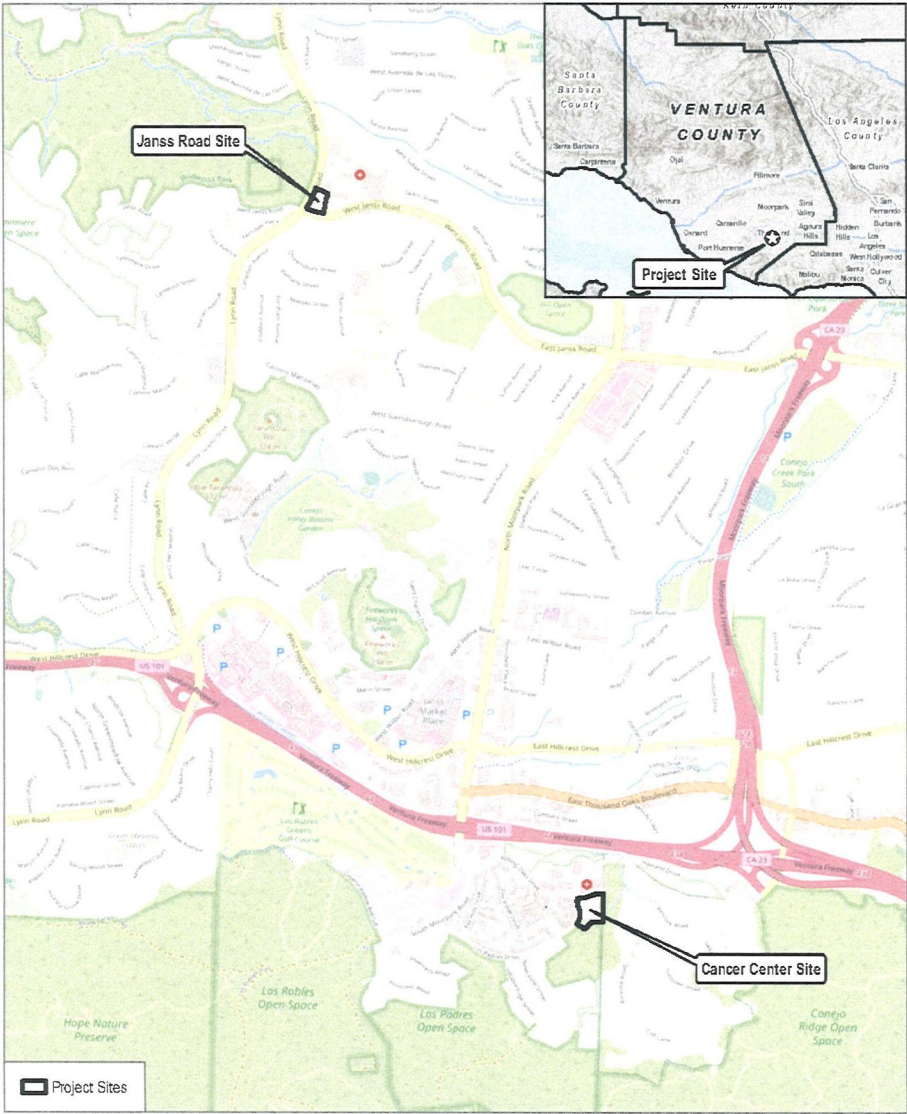
City of Thousand Oaks, Community Development Department, Planning Division
RE: Los Robles Comprehensive Cancer Center and the 355 West Janss Road General Plan
Amendment and Zone Change Project
ATTN: Scott Kolwitz, Senior Planner
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
Email: skolwitz@toaks.org



Scott Kolwitz, Senior Planner
Community Development Department



Figure 1 – Project Location



SOURCE: Open Street Map 2023



Project Location

EIR for Los Robles Comprehensive Cancer Center - 355 W. Janss Road Land Use Change Project