Notice of Preparation

Date: April 11, 2023

To: State Clearinghouse, Public Agencies, Interested Parties

Subject: Notice of Preparation and Public Scoping Meeting for the Los Robles Comprehensive Cancer Center Draft Environmental Impact Report

Location: 400 East Rolling Oaks Drive, Thousand Oaks, CA 91361
Assessor’s Map Numbers: 681-0-180-275 and 681-0180-265 and 355 West Janss Road (APN: 522-0-270-135) (see Figure 1, Project Site Plan)

Applicant: HCA Health Care – Los Robles Hospital and Medical Center
215 West Janss Road, Thousand Oaks, CA 91360

Project Contact: Justine Kendall, AICP, Associate Planner, City of Thousand Oaks
Community Development Department Planning Division
2100 East Thousand Oaks Boulevard Thousand Oaks, CA 91362
Email: jkendall@toaks.org Office: (805) 449-2355

Notice is hereby given that the City of Thousand Oaks (City) will be the lead agency and will prepare a Draft Environmental Impact Report (EIR) for the Latigo Hillcrest Project (project).

Project Description

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.
In compliance with Senate Bill 330 and California’s “No Net Loss” statute, a General Plan Amendment from Institutional to Very Low Residential 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) at the site located at 355 West Janss Road within the City (APN 522-0270-135) (“Receiving Property”) is concurrently requested 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.

The proposed project would require the following entitlements:

- General Plan Amendment (2022-70587-LU): to change the Land Use Element category designations from Very Low Density Residential to Commercial for a 4.75-acre site located at 400 East Rolling Oaks Drive and from Institutional to Low Density Residential for a 2.145-acre site located at 355 West Janss Road.
- Zone Change (2022-70733-Z): to change the zoning designation of 400 East Rolling Oaks Drive from R-E-1AC (Rural Exclusive, maximum one dwelling unit to the acre) to C-O (Commercial Office), and 355 West Janss Road from P-L (Public, Quasi-public and Institutional Lands and Facilities) to RPD-4.5U (Residential Planned Development, maximum 4.5 dwelling units to the acre).
- Development Permit (2022-70732-DP): to allow the construction and use of the facility.
- Parcel Map Waiver (2022-70736-PMW): to merge APNs 681-0-180-275 and 681-0180-265 into one lot.
- Protected Tree Permit (2022-70735-PTP): for encroachment and removal of protected trees (approx. 14 trees would be removed and replaced 3:1).
- Landscape Plan Check (LPC-2023-70008): for landscape conformance review.

The City will perform an evaluation of the potential impacts for this project in accordance with the California Environmental Quality Act (CEQA) and Guidelines to establish whether the proposed project would have potentially significant environmental effects. Where significant effects are anticipated, mitigation measures will be included to avoid or reduce impacts.

**Issues to be addressed in the Draft EIR**

Based on the project description and the lead agency’s understanding of the environmental issues associated with the project, the following topics will be analyzed in the Draft EIR:

- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use and Planning
- Noise
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire
Additional environmental issues for which EIR analysis is not warranted will be addressed under Issues Not Found Significant. Based on initial review of the project, further analysis of Aesthetics, Agriculture and Forestry Resources, Geology and Soils, Hydrology and Water Quality, Mineral Resources, and Population and Housing would not be required in the Draft EIR because the project site is currently developed, lacks the component resources noted, will follow regulatory compliance, is not located within a resource or hazard zone applicable to the issue, and/or would otherwise not result in substantial effects related to the issue.

**Responsible and Trustee Agencies**

In accordance with Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) is being sent to the Office of Planning and Research, Responsible Agencies, Trustee Agencies, and other interested parties. The City encourages your agency to provide comments as to the scope and content of the Draft EIR, relevant to your agency’s statutory responsibilities in connection with the proposed project and the environment. Your agency should use the Draft EIR for this proposed project if it will consider a permit or other approval for the proposed project.

**Scoping Meeting**

Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14, Chapter 3, CEQA Guidelines Section 15082, the City as the lead agency for the project, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the Draft EIR. The Scoping Meeting will involve a presentation about the proposed project, the environmental review process and schedule. The Scoping Meeting is for information-gathering and is not a public hearing. No decisions about the project will be made at the Scoping Meeting. A separate public hearing for entitlement requests will be scheduled after the completion of the Draft EIR.

The scoping meeting will be held through an online webinar-type format (Zoom) only. Any person is privileged to be heard on this matter. The date, time, and webinar details of the project Scoping Meeting are:

**Date and Time:** Wednesday, May 2, 2023, 6:00 p.m. – 7:00 p.m.

**Advance Registration Required for Zoom Participation via:**
https://us02web.zoom.us/webinar/register/WN_wWVbLyZsTpekhpZovtHvWA

The City will consider CEQA-related oral and written comments regarding the potential environmental effects of the project received during the NOP public review period. Relevant comments will become a part of the public record for the Draft EIR and will be considered by the City as part of the project’s environmental review. The City encourages all interested individuals and organizations to attend this meeting.
Interested parties wishing to provide comments or public testimony in response to the NOP are encouraged to provide them in writing, as described under “Submittal of Written Comments,” below.

Accommodations

As a covered entity under Title II of the Americans with Disabilities Act, the City of Thousand Oaks does not discriminate. Closed captioning or other assistive services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of accommodation services, please make your request no later than three working days (72 hours) prior to the meeting by contacting Justine Kendall at jkendall@toaks.org or (805) 449-2355.

Review and Response Period

In accordance with CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period, beginning on April 11, 2023, and ending at 5:00 p.m. on May 11, 2023. Pursuant to CEQA Guidelines, Section 15082(b), responses to this NOP must be provided during this response period. The City of Thousand Oaks requests that written comments be provided at the earliest possible date, but no later than 5:00 p.m. on May 11, 2023.

Upon completion, the Draft EIR document will be 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 Justine Kendall (see “Project Contact” above) using the subject line: Los Robles Comprehensive Cancer Center.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

Justine Kendall, AICP, Associate Planner
Community Development Department
Figure 1 – Conceptual Site Plan
Figure 2 - Aerial Maps

LU 2022-70587
Hospital Corporation of America
Aerial Map - Location 1

City of Thousand Oaks
Community Development Department

Los Padres Dr
Rolling Oaks Dr
Subject Property