

California Department of Transportation

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April 17, 2026

Krystin Rice, Planning Manager
Community Development Department
City of Thousand Oaks
2100 East Thousand Oaks Boulevard
Thousand Oaks, CA 91362

RE: Downtown Thousand Oaks Project
SCH # 2025090621
Vic. VEN-101/PM 1.634, VEN-23/PM R3.731
GTS # VEN-2025-00677-DEIR

Dear Krystin Rice:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document.

The proposed project involves a General Plan Amendment to change the land use designation of a 5.33-acre portion of the project area to Mixed-Use and increase the height within that area, Proposed Land Use Designations; amendment of the Civic Arts Plaza Specific Plan (SP No. 11) to facilitate development of a new pedestrian-oriented downtown, including mixed-use residential, a hotel, commercial, office, and entertainment uses; partial reconstruction of the existing City Hall; public amenities such as a park plaza and outdoor amphitheater; and supporting infrastructure, including new roadways, reconfigured utilities, and stormwater management improvements; a Tentative Tract Map consolidating 14 existing parcels into 9 new lots; a Development Permit for construction of four new buildings, including a seven-story, 142-key hotel; a seven-story, 161-unit mixed-use building (26 affordable units) with subterranean garage; a four-story, 79-unit mixed-use building (13 affordable units) with subterranean garage; a two-story restaurant building; and a public park with a children's play structure, splash pad, interactive play equipment, informal stages and seating areas, and flexible open space; a Special Use Permit for the sale and consumption of alcohol; and a Protected Tree Permit for the removal and replacement of protected trees, as well as the encroachment into the protected zone of protected trees.

The proposed project would be constructed in five phases which are anticipated to commence in 2027 and be completed by 2032.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. As a reminder, all environmental document should include Vehicle Miles Traveled. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<https://opr.ca.gov/ceqa/#guidelines-updates>

As noted in Caltrans' comment letter dated October 9, 2025, safety and multi-modal conflict analyses were requested for several key intersections near State facilities. These include:

- a. US-101/Hampshire Rd.
- b. US-101/Rancho Rd.
- c. SR-23/Hillcrest Dr.

Caltrans concurs with the findings of the Traffic, Circulation, and Vehicle Miles Traveled (VMT) Study dated January 28, 2026, indicating that the US-101/Hampshire Road and US-101/Rancho Road off-ramps (Items a and b above) are projected to adequately accommodate the additional trips generated by the proposed project. For accuracy, please confirm that the queuing analysis utilized the "existing signal timing" at Caltrans-controlled intersections. Additionally, we acknowledge that the project is anticipated to contribute 4 AM and 13 PM peak hour trips at the SR-23 off-ramp/Hillcrest Drive, which is not expected to result in any substantial changes to off-ramp queuing conditions.

Overall, the Residential VMT and Service Population VMT impacts would be less than significant. However, based on the Employee VMT Summary (Table 14), the citywide work-based VMT per employee in Thousand Oaks is 22.62. The Project TAZ generates 24.29 VMT per employee without the Project and 26.37 VMT per employee with the Project, both above the citywide threshold. The employee component is therefore anticipated to result in a potentially significant VMT impact under CEQA. To address these impacts, the Project will implement Transportation Demand Management (TDM) and VMT reduction strategies in accordance with CAPCOA recommendations and CEQA guidelines. Measures include carpool/vanpool programs, trip reduction information, increased residential density, reduced parking requirements, pedestrian and bicycle improvements, and provision of affordable housing. These strategies are expected to reduce home-based VMT by 22% and work-based VMT by 14%. However, the Project's VMT would remain above the CEQA threshold and not be reduced to a less-than-significant level. Thus, VMT-related impacts would remain significant and unavoidable.

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Accordingly, Caltrans recommends that the City incorporate additional Transportation Demand Management (TDM) measures or evaluate strategies from Caltrans' Transportation Demand Management Toolbox to further reduce Vehicle Miles Traveled (VMT) impacts, consistent with CEQA requirements:

<https://dot.ca.gov/-/media/dot-media/district-4/documents/d4-transportation-planning-local-assistance/ltr/final-draft-2023-ltr-tdm-toolbox-071923-a11y.pdf>

Please be advised that any activities conducted within the State right-of-way will require an Encroachment Permit from Caltrans. Furthermore, any modifications to State facilities must comply with all applicable mandatory design standards and specifications.

Any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State highways will need a Caltrans transportation permit. Any large-size truck trips should be limited to off-peak commute periods for the construction phase and operation phase. Construction truck loads should be covered with a tarpaulin cover.

Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. A truck and construction traffic management plan may be required for projects near US-101 on/off-ramps, and any lane closures or detours impacting freeway access must be coordinated with Caltrans.

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator, at (213) 269-1124 and refer to GTS #VEN-2025-00677-DEIR.

Sincerely,

Frances Duong for

ANTHONY HIGGINS
Acting LDR/CEQA Branch Chief

email: State Clearinghouse